

STAFF ACTION NO: \_\_\_\_\_

**PRECONSTRUCTION AGREEMENT**

County	<u>Pottawattamie</u>
City	<u>Council Bluffs</u>
Project No.	<u>BRF-6-1(119)-38-78</u>
Iowa DOT	
Agreement No.	<u>2009-6-184</u>

This Agreement, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the City of Council Bluffs, Iowa, hereafter designated the "CITY" in accordance with 761 Iowa Administrative Code Chapter 150 and Iowa Code sections 28E.12 and 306A;

WITNESSETH; that

WHEREAS, the DOT proposes to establish or improve an extension of U.S. Primary Highway No. 6 within Pottawattamie County, Iowa; and

WHEREAS, the DOT and the CITY are willing to jointly participate in said project, in the manner hereinafter provided; and

WHEREAS, this Agreement reflects the current concept of this project which is subject to modification by mutual agreement between the CITY and the DOT; and

NOW, THEREFORE, IT IS AGREED as follows:

1. The DOT will design, let and inspect construction of the following described project in accordance with the project plans and DOT standard specifications:

The U.S. 6 Broadway Viaduct will be replaced from 15th Street easterly to near 9th Street. The new viaduct will be 74-feet 2-inches wide and will include a 10-foot sidewalk/trail. The project provides for construction in two stages. The first phase will shift the eastbound traffic to the westbound lanes while the new eastbound lanes of the viaduct are being constructed. Phase 2 provides for the eastbound traffic to be returned to the new eastbound lanes while work begins on the new westbound lanes. The westbound traffic will be detoured for the duration of the project.

### Special Provisions

2. Westbound traffic on U.S. 6 will be detoured for the duration of the project. The detour route for westbound traffic is as follows: 8th Street north to Avenue G; thence west on Avenue G to 16th Street; thence south on 16th Street to Broadway Avenue (U.S. 6).
3. The DOT will Hot Mix Asphalt (HMA) resurface 8th Street for a distance of approximately 1854 feet (Sta. 12+00 to 30+54) to accommodate detour traffic.
4. The DOT will remove the median on 16<sup>th</sup> Street from Sta. 100+47 to 102+99 and at 16<sup>th</sup> Street and Avenue G and will perform full-depth patching and resurfacing at said locations.
5. The DOT will adjust fixtures including manholes, water valves and intakes along the detour route to accommodate the resurfacing project (see Exhibit A for locations).
6. The CITY will trim trees along the detour route (8<sup>th</sup> Street).
7. The CITY will take appropriate action to authorize the DOT to erect and maintain signs, consistent with Part VI of the "Manual on Uniform Traffic Control Devices", as necessary to direct traffic to and along said detour route during the construction period. The DOT will also remove said signs when the detour is discontinued. Details will be shown on the traffic control sheet(s) within the project plans.
8. Traffic signals will be modified including installation of Intelligent Traffic System (ITS) signal controllers and Wireless (radio) Ethernet Communication (WEC) equipment at the following intersections to accommodate detoured traffic:
  - A. 8<sup>th</sup> Street / Kanesville Boulevard (ITS)
  - B. 8<sup>th</sup> Street / Avenue G (ITS/WEC)
  - C. 16<sup>th</sup> Street / Broadway Avenue (ITS/WEC)
  - D. 16<sup>th</sup> Street / Avenue B (ITS/WEC)
  - E. 16<sup>th</sup> Street / Avenue G (ITS/WEC)
9. The CITY shall accept ownership of an responsibility for future energy and maintenance costs of the traffic signals referenced above.
10. The CITY will provide the pole and mast arm for the signal at 8<sup>th</sup> Street and Broadway Avenue at no cost to the DOT.

11. The red light camera located at Sta. 10+03 will be relocated by the owner (RedFlex) to accommodate construction.
12. The CITY agrees to allow the DOT and or its contractor to work from CITY property within the project limits at no cost to the DOT.
13. If the CITY has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the FIS is modified, amended or revised in an area affected by the project after the date of this Agreement, the CITY shall promptly provide notice of the modification, amendment or revision to the DOT. If the CITY does not have a detailed Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the CITY does adopt an FIS in an area affected by the project after the date of this Agreement, the CITY shall promptly provide notice of the FIS to the DOT.

#### General Provisions

14. The DOT will bear all costs except those allocated to the CITY under other terms of this Agreement.
15. Also as part of the project, it may be necessary to temporarily close various local CITY streets and/or alleys during portions of said project. If temporary closures are necessary, the DOT will furnish and install the required road closure barricades and signing at project cost and shall remove same upon completion of the project also at no expense or obligation to the CITY. The DOT will work in close cooperation with the CITY and the contractor to accommodate fire protection and local access across the project during construction.
16. The DOT will temporarily close the highway project area by formal resolution in accord with Iowa Code section 306.41.
17. Any costs incurred by the CITY in performing its obligations hereunder will be borne exclusively by the CITY without reimbursement by the DOT.
18. Subject to the provisions hereof, the CITY in accordance with 761 Iowa Administrative Code sections 150.3(1)c and 150.4(2) will remove or cause to be removed (within the CITY project limits) all encroachments or obstructions in the existing primary highway right of way. The CITY will also prevent the erection and/or placement of any structure or obstruction on said right of way or any additional right of way which is acquired for this project including but not limited to private signs, buildings, pumps, and parking areas.

19. Subject to the approval of and without expense to the DOT, the CITY agrees to perform or cause to be performed all relocations, alterations, adjustments or removals of existing utility facilities within the CITY, including but are not limited to power, telephone lines, fiber optics lines, natural gas pipelines, water mains and hydrants, curb boxes, utility accesses, storm water intakes, sanitary sewers, and related poles, installations and appurtenances, whether privately or publicly owned, and all parking meters, traffic signals and other facilities or obstructions which are located within the limits of an established street or alley and which will interfere with construction of the project and the clear zone, as provided in Chapter 761 Iowa Administrative Code section 150.4(5) and in accordance with the Utility Accommodation Policy of the DOT referenced therein.
20. With the exception of service connections no new or future utility occupancy of primary highway right of way, nor any future relocations of or alterations to existing utilities within said right of way (except service connections), will be permitted or undertaken by the CITY without the prior written approval of the DOT. All work will be performed in accordance with the Utility Accommodation Policy and other applicable requirements of the DOT.
21. All storm sewers constructed by the DOT as a part of the project will become the property of the CITY, which will be responsible for their maintenance and operations. The CITY will not make any connections to said storm sewers without the prior written approval of the DOT. The CITY will prevent use of such storm sewers as a sanitary sewer.
22. The CITY will comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Iowa Code Chapter 216. No person will, on the grounds of age, race, creed, sex, color, national origin, religion or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.

#### Miscellaneous Provisions

23. It is the intent of both (all) parties that no third party beneficiaries be created by this Agreement.
24. If any section, provision, or part of this Agreement shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Agreement as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Agreement cannot be fulfilled.
25. This Agreement may be executed in two counterparts, each of which so executed will be deemed to be an original.

26. This document; as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the CITY and DOT regarding this project. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.

IN WITNESS WHEREOF, each of the parties hereto has executed Preconstruction Agreement No. 2009-6-184 as of the date shown opposite its signature below.

**CITY OF COUNCIL BLUFFS:**

By: \_\_\_\_\_ Date \_\_\_\_\_, 200 \_\_\_\_  
Title: Mayor

I, \_\_\_\_\_, certify that I am the Clerk of the CITY, and that  
\_\_\_\_\_, who signed said Agreement for and on behalf of the CITY  
was duly authorized to execute the same on the \_\_\_\_ day of \_\_\_\_\_, 200 \_\_\_\_.

Signed: \_\_\_\_\_  
City Clerk of Council Bluffs, Iowa.

**IOWA DEPARTMENT OF TRANSPORTATION:**

By: \_\_\_\_\_ Date \_\_\_\_\_, 200 \_\_\_\_  
John Selmer  
District Engineer  
District 4

## EXHIBIT A

ADJUSTMENT OF FIXTURES			
			104-10 10-29-02
No.	Location Station	Type of Fixture	Adjustment
1	101+64.47	ST. SEWER MH	ADJUST TO GRADE
2	12+40.37	SAN. SEWER MH	ADJUST TO GRADE
3	13+85.06	SAN. SEWER MH	ADJUST TO GRADE
4	15+57.92	SAN. SEWER MH	ADJUST TO GRADE
5	16+63.86	SAN. SEWER MH	ADJUST TO GRADE
6	18+49.95	SAN. SEWER MH	ADJUST TO GRADE
7	19+03.73	ST. SEWER MH	ADJUST TO GRADE
8	24+73.47	ST. SEWER MH	ADJUST TO GRADE
9	24+85.67	WATER VALVE BOX	ADJUST TO GRADE
10	25+00.97	WATER VALVE BOX	ADJUST TO GRADE

## COUNCIL COMMUNICATION

Department: Public Works Ordinance No. \_\_\_\_\_ First Reading May 26, 2009  
Case/Project No.: \_\_\_\_\_ Resolution No. 09-154  
Applicant: Ron Neal, P. E., City Engineer

### SUBJECT/TITLE

Consideration of a resolution authorizing the Mayor to execute Iowa Department of Transportation Preconstruction Agreement No. 2009-6-184, Project No. BRF-6-1(119)--38-78 for detour improvements associated with the West Broadway Viaduct Reconstruction.

### BACKGROUND/DISCUSSION

- During the reconstruction of the West Broadway Viaduct all westbound traffic would be detoured along 8<sup>th</sup> Street, Avenue G, and 16<sup>th</sup> Street. East bound traffic would continue to use Broadway.
- The agreement outlines the IDOT intent to asphalt overlay 8<sup>th</sup> Street from Broadway to Avenue G this summer.
- IDOT will also interconnect traffic signals along the detour and update the controllers to better manage the traffic flow.
- The city agrees to trim trees along 8<sup>th</sup> Street to better accommodate overlay construction and detoured traffic. During the detour parking will be eliminated on 8<sup>th</sup> Street to add an additional northbound lane.
- The city also agrees to purchase a traffic signal pole for the Northeast corner of 8<sup>th</sup> Street and Broadway. The curb at that corner will be pushed back to better accommodate semi trucks to turn from west bound to north bound, requiring the signal pole to be relocated IDOT will place the pole.
- The IDOT will construct the detour improvements in late summer and fall.
- The Broadway Viaduct reconstruction is scheduled for letting in January 2010.

### RECOMMENDATION

Approval of this resolution.

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Greg Reeder, Public Works Director



**RESOLUTION**  
**NO 09-154**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK  
TO EXECUTE AN AGREEMENT WITH  
IOWA DEPARTMENT OF TRANSPORTATION  
PRECONSTRUCTION AGREEMENT NO. 2009-6-184  
PROJECT NO. BRP-6-1(119)—38-78  
FOR DETOUR IMPROVEMENTS ASSOCIATED WITH THE  
WEST BROADWAY VIADUCT RECONSTRUCTION**

- WHEREAS,           the city wishes to make improvements known as the  
                          West Broadway Viaduct Construction, within the city, as therein  
                          described; and
- WHEREAS,           IDOT. has submitted an agreement to provide the work  
                          necessary for said improvements; and
- WHEREAS,           the city council deems approval of said agreement to be  
                          in the best interest of the City of Council Bluffs.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the Mayor and City Clerk are hereby authorized and directed to execute an agreement with IDOT for detour improvements associated with the West Broadway Viaduct Reconstruction.

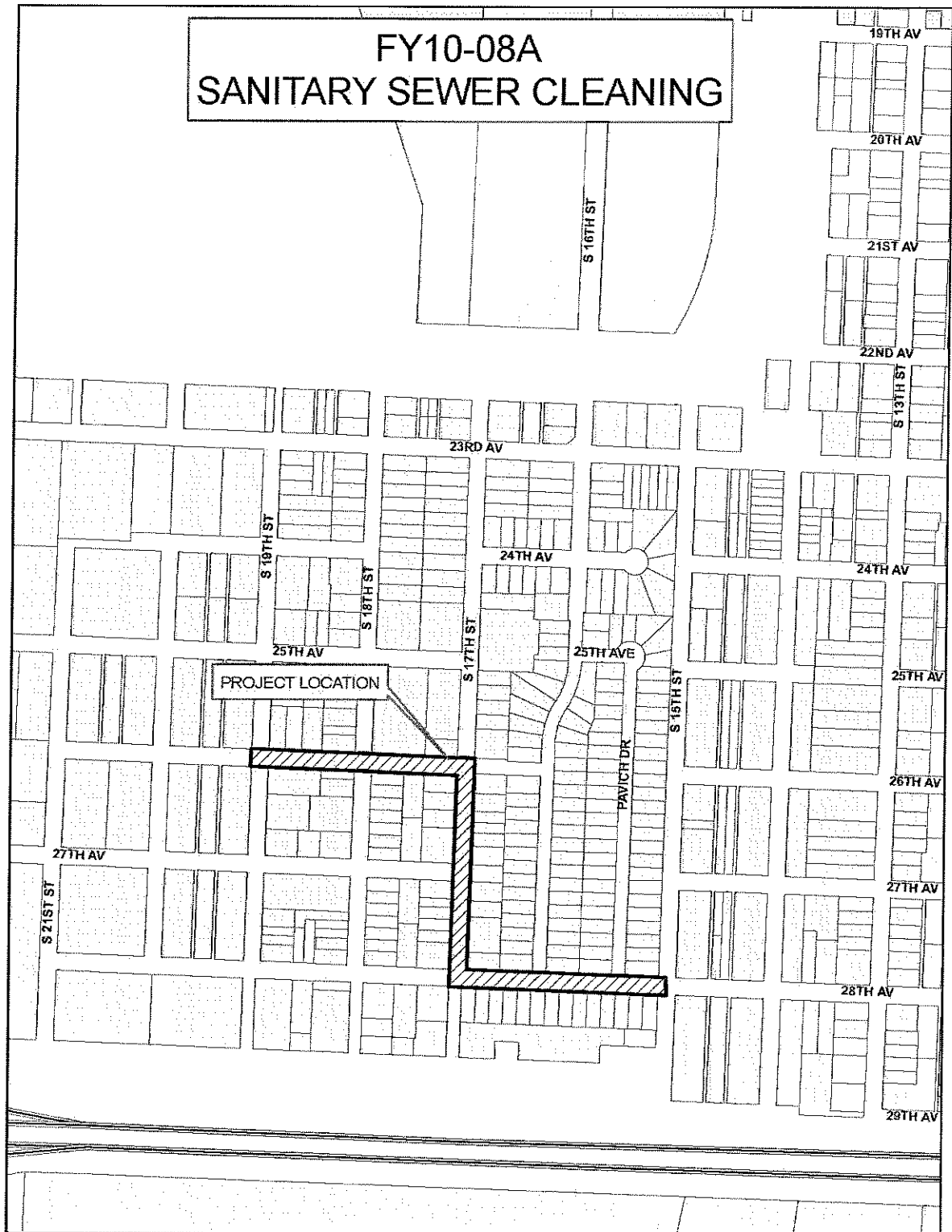
ADOPTED  
AND  
APPROVED \_\_\_\_\_, 2009

\_\_\_\_\_  
Thomas P. Hanafan, Mayor

ATTEST:

\_\_\_\_\_  
Marcia L. Worden, Acting City Clerk

FY10-08A  
SANITARY SEWER CLEANING



**RESOLUTION**  
**NO 09-155**

**RESOLUTION ACCEPTING THE WORK OF  
HYDRO KLEAN IN CONNECTION WITH  
THE SANITARY SEWER PIPE REHAB.  
FY10-08A  
AND AUTHORIZING THE FINANCE DIRECTOR TO ISSUE  
A CITY CHECK IN THE AMOUNT OF \$2,450.00**

- WHEREAS, the City of Council Bluffs, Iowa, entered into an agreement with Hydro-Klean, Inc., Des Moines, IA, for the Sanitary Sewer Pipe Rehab.; and
- WHEREAS, said contractor has fully completed the construction of said improvements in accordance with the terms and conditions of said contract and plans and specifications filed with the City clerk; and
- WHEREAS, a request for final payment in the amount of \$2,450.00 to Hydro-Klean, Inc. has submitted to the city council for approval and payment; and
- WHEREAS, final payment is due 30 days after acceptance of the work; and
- WHEREAS, the city council of the City of Council Bluffs has been advised and does believe that said \$2,450.00 constitutes a valid obligation of the City and should in its best interest be paid.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

Said improvements are hereby accepted as having been fully completed in accordance with plans and specifications.

AND BE IT FURTHER RESOLVED

That the finance director is hereby authorized and directed to issue a city check in the amount of \$2,450.00 payable to Hydro-Klean, Inc. from budget code Z14200-676000 Project #00368.

ADOPTED  
AND  
APPROVED \_\_\_\_\_, 2009

\_\_\_\_\_  
Thomas P. Hanafan, Mayor

ATTEST:

\_\_\_\_\_  
Marcia L. Worden, Acting City Clerk

## COUNCIL COMMUNICATION

Department: Public Works

Ordinance No. \_\_\_\_\_

First Reading May 26, 2009

Case/Project No.: FY10-08A

Resolution No. 09-155

Applicant: Ron Neal, P. E., City Engineer

### SUBJECT/TITLE

Council consideration of a resolution accepting the work of Hydro-Klean, Inc. as complete and authorizing release of the retainage after 30 days if no claims are filed in connection with the Sanitary Sewer Pipe Rehab Project, FY10-08A.

### BACKGROUND/DISCUSSION

- Railroad Addition bounded by 23<sup>rd</sup> Avenue to 28<sup>th</sup> Avenue between So. 15<sup>th</sup> Street to So. 19<sup>th</sup> Street received sanitary service extensions in 1979. The sewer pipes are made of iron.
- Recent T.V. inspection showed structural deficiencies and rust deposits.
- This contract was to clean the sewers in preparation for a rehabilitation project. City crews were capable of cleaning all but seven blocks of sewer. These seven blocks are being cleaned with this contract. (See attached Map).
- Due to the depth of the pipes, the presence of a high water table and poor soil conditions traditional sewer pipe installation is too costly. Instead, a flexible pipe lining system will be installed to rehabilitate the iron pipe. Pipe lining contract letting is June 11, 2009, with council award June 22, 2009.
- Project cleaning and lining was funded through FY10 G.O. Bonds.
- Three bidders were asked to submit proposals for the sewer cleaning contract. Only one bid was received.
- Due to the unique nature of the high pressure hydraulic and other cutting equipment, as well as the experience necessary for this type of work, there are a limited number of qualified contractors.
- |                          |             |
|--------------------------|-------------|
| Original contract amount | \$24,500.00 |
| Final contract amount    | \$24,500.00 |
| Less previous payments   | \$22,050.00 |
| Retainage due contractor | \$ 2,450.00 |

### RECOMMENDATION

Approval of this resolution.

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Greg Reeder, Public Works Director

## Council Communication

Department: Community Development  Case/Project No.: N/A	Ordinance No.: N/A  Resolution No.: 09-156	First Reading: N/A Second Reading: N/A Third Reading: N/A Public Hearing: N/A
<b>Subject/Title</b> Amendment of the 2008 Annual Plan to include additional Community Development Block Grant (CDBG) funds appropriated by the American Recovery and Reinvestment Act (CDBG-R).		
<b>Background/Discussion</b>		
<p><u>Background</u></p> <p>The Annual Plan is a document which describes the various resources expected to be available from the U.S. Department of Housing and Urban Development (HUD) and how these resources will be used to address the priority needs and local objectives as set forth in the Consolidated Plan. The Community Development Advisory Committee (CDAC) assists the Community Development Department with the preparation of this plan by setting goals and objectives, allocating resources and holding a series of public hearings. Occasionally, throughout the year, as additional information becomes known, it is necessary to amend the Annual Action Plan.</p> <p><u>Discussion</u></p> <p>On March 6, 2009, the City of Council Bluffs was notified that it was allocated \$285,520 in additional Community Development Block Grant (CDBG) funds through the American Recovery and Reinvestment Act of 2009 (CDBG-R) through HUD. The CDBG-R funds are to be utilized on an expedited basis on eligible activities under the CDBG program to stimulate the economy through measures that modernize the Nation's infrastructure, improve energy efficiency, and expand educational opportunities and access to health care.</p> <p>The City must hold a public meeting to amend its 2008 Action Plan to include the CDBG-R funds and to discuss the funds. The public meeting, along with City Council approval of the amendment of the 2009 Action Plan must be completed by June 8, 2009. On May 26, 2009, at noon CDAC will hold a public meeting to amend the 2008 Action Plan to include the CDBG-R funds and to discuss the funds.</p> <p>The proposed amended 2008 CDBG budget is to add the \$285,520 in CDBG-R funds to the Neighborhood Development program. In particular the funds will be utilized for public infrastructure improvements which may include infrastructure improvements to 28<sup>th</sup> Avenue from South 17<sup>th</sup> Street to South 19<sup>th</sup> Street and/or South 19<sup>th</sup> Street from 23<sup>rd</sup> Avenue to 24<sup>th</sup> Avenue. The 2008 Annual Plan is now in need of being amended to reflect the CDBG-R funds in the Neighborhood Development program in the CDBG budget.</p>		
<b>Staff Recommendation</b>		
<p>The Community Development Department recommends amending the 2008 Annual Plan to reflect the CDBG-R funds in the Neighborhood Development program in the CDBG budget and directing the Mayor to submit an amended 2008 Annual Plan to HUD. Additionally, staff recommends authorizing the Mayor to execute contracts with HUD for the use of the CDBG-R funds.</p>		
<b>Community Development Advisory Committee</b>		
<p>CDAC will hold a public meeting at noon on May 26, 2009 to discuss and make a recommendation to amend the 2008 Annual Plan to reflect the CDBG-R funds in the CDBG budget and directing the Mayor to submit an amended 2008 Annual Plan to HUD. Additionally, they plan to recommend authorizing the Mayor to execute contracts with HUD for the use of CDBG-R funds.</p>		
<p>VOTE to be provided at the City Council study session on May 26, 2009.</p>		

Submitted by: Tina Hochwender, Project Coordinator, Community Development Department

Approved by: Donald D. Gross, Director, Community Development Department

**RESOLUTION NO. 09-156**

**A RESOLUTION AMENDING THE 2008 ANNUAL PLAN TO REFLECT THE ADDITIONAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS APPROPRIATED BY THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (CDBG-R) FUNDS IN THE B-08 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) BUDGET AND DIRECTING THE MAYOR TO SUBMIT AN AMENDED 2008 ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).**

- WHEREAS, The City of Council Bluffs is an entitlement community which receives CDBG funding from HUD which requires the submission of an Annual Action Plan; and
- WHEREAS, The 2008 Annual Action Plan is for the period of January 1, 2008 to December 31, 2008; and
- WHEREAS, Additional Community Development Block Grant (CDBG) funds were authorized by the American Recover and Reinvestment Act of 2009 (CDBG-R) through the U.S. Department of Housing and Urban Development (HUD); and
- WHEREAS, the City of Council Bluffs has been allocated \$285,520 in CDBG-R funds; and
- WHEREAS, the CDBG-R funds are a source of funding to be utilized on an expedited basis on eligible activities under the CDBG program to stimulate the economy through measures that modernize the Nation's infrastructure, improve energy efficiency, and expand educational opportunities and access to health care; and
- WHEREAS, CDAC held a public meeting on May 26, 2009 to amend the 2008 Action Plan to include the CDBG-R funds and to discuss the NSP funds; and
- WHEREAS, after soliciting and receiving testimony on the CDBG-R funds, the Community Development Department and the Community Development Advisory Committee have prepared an amendment to the B-08 Annual Action Plan to reflect the CDBG-R funds in the 2008 CDBG budget; and
- WHEREAS, the amendment will add \$285,520 in CDBG-R funds to the Neighborhood Development program for public infrastructure improvements; and
- WHEREAS, it is the opinion of the City Council that it would be in the best interest of the City to amend its B-08 Annual Action Plan to reflect the CDBG-R funds in the 2008 CDBG budget.

**NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

That the amendment to add \$285,520 in CDBG-R funds to the Neighborhood Development program for public infrastructure improvements is hereby approved as amended and the Mayor is hereby directed to forward the proposed amendment to the B-08 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD). Additionally, the Mayor is hereby authorized to execute contracts with the HUD for the use of NSP funds.

ADOPTED  
AND  
APPROVED: \_\_\_\_\_, 2009

\_\_\_\_\_  
Thomas P. Hanafan                      Mayor

ATTEST: \_\_\_\_\_  
Marcia L. Worden                      Acting City Clerk

## Council Communication

Department: Community Development Case No. SUB-08-006 Case No. PC-08-005 Applicant: Rod Rhoden 4111 So. 144 St. Omaha, NE 68137	Resolution No. <u>08-281</u>	City Council: October 13, 2008 Planning Commission Meeting: September 9, 2008
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### Subject/Title

Preliminary plan review for a 10 lot commercial subdivision and adoption of the Planned Commercial Development Plan for a subdivision to be known as Southtowne. This 21.55 acre tract is in Lots 1, 2 and 3, Rhodens Subdivision and the east 637.83' lying north of the highway in the SW¼ SE¼ of Section 12-74-44, located at the northwest corner of Veterans Memorial Highway (Hwy 275) and South Expressway (Hwy 192).

### Background/Discussion

Rod Rhoden is requesting preliminary plan approval for a 10 lot commercial subdivision to be known as Southtowne and adoption of a planned commercial development plan for 21.55 acres located at the northeast corner of Veterans Memorial Highway and the South Expressway. It will be developed in two phases, shown as Phase 1-A and 1-B. Phase 1-A includes Lots 1 through 8 and the public streets/infrastructure. Lots 9 and 10 and wetland mitigation will come later. Ordinance No. 5833 on February 14, 2005 rezoned this land to PC/Planned Commercial from C-2 Commercial and I-2/General Industrial. The zoning is appropriate for the intended commercial uses. Preliminary subdivision plans and development plans are subject to review and recommendation by the Planning Commission and final approval by the City Council.

Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, 'but is deemed to be an authorization to proceed with the preparation of final construction plans or performance guarantee and the final plat'. (§14.11.060.04 – Subdivision Ordinance). The proposed development is generally consistent with the intent and purpose of the Subdivision and Zoning Ordinances. Sewer, water and other utilities are available and can be extended with adequate capacity to serve the proposed uses. The developer bears the cost to extend the utilities to the subdivision and service to each lot.

Access to each lot will be from new public streets built to City standards. Both East Manawa Drive and Southtowne Avenue will be 41' wide, concrete, curbed and gutted roadways on 72' wide right-of-way, extending to a signalized intersection at Veterans Memorial Highway and the South Expressway, respectively. The new portion of East Manawa Drive will align with the existing roadway to the south. Additional land for this street and at South Expressway on the north for Southtowne Avenue will be acquired by the developer from the effected property owner and incorporated into the final plat. Southtowne Drive and Southtowne Street are 31' wide roadways on 60' wide right-of-way. Access to Lots 1 and 8 is limited to Southtowne Drive. One drive is permitted per lot and where practical, shared driveways are encouraged along Southtowne Drive, with cross access and shared maintenance agreements between/ among the effected lots. The drives should also be aligned with the future options for Phase 1-B development. No additional entrances to the subdivision will be allowed from either Veterans Memorial or the South Expressway. The typical sections for the streets are acceptable as shown on Sheet 1 of 2.

Based upon the Traffic Impact study presented with the application, Public Works requires a new traffic signal at the South Expressway and Southtowne Avenue intersection and enhancements to the signal at Veterans Memorial Highway and East Manawa Drive. Southtowne Street will be at an unsignalized, right-in, right-out entrance to Veterans Memorial Highway. The signal improvements shall be completed with the Phase 1-A roadway construction.

An 18" sanitary sewer is shown in Southtowne Drive right-of-way. A minimum of 15' on each side of the centerline is required. Additional land for the sanitary sewer will be acquired by the developer to connect the sewer to the existing facility to the east and also to Highland Drive. Public Works requires the sanitary sewer to be installed in the right-of-way of Southtowne Drive.

A drainage study was submitted with the application and further revised. Additional retention capacity is needed as well as extension of pipe to drain the Southtowne Drive/East Manawa Drive intersection. Wetlands mitigation will be required as part of the Phase 1-B improvements. A letter of map amendment is needed prior to any construction on the site. Known as a CLOMR-F, the Corps of Engineers will need to review and approve the fill for both Phase 1-A and Phase 1-2.

The applicant has requested a water main extension agreement from the Water Works. A 16" main extends east/west in Veterans Memorial Highway right-of-way and a 12" line is on the west side of the South Expressway. An 8" line is shown in the Southtowne roadways. Water Works is requesting a 12" line to assure adequate capacity due to unknown future use. Final determination of hydrant needs and locations will be reviewed and approved with the construction drawings.

MidAmerican Energy has overhead electric facilities located in right-of-way on the northwest corner of the South Expressway and Veterans Memorial Highway which will not conflict with this development. Service from a three phase overhead line which served a building at 100 South Omaha Bridge Road has been removed. All electric facilities in the subdivision shall be underground. The developer will be responsible for installing a conduit system and providing easements for the underground electric facilities on the site. MidAmerican will determine the route based upon a final site plan and proposed electric loads. They require a 15' underground easement for all facilities.

Streetlights along the public streets and in parking areas within the site will be installed at no cost to the City. Locations and style of lighting were not provided.

The size and number of parking spaces and the width of the drive lanes appear consistent with the requirements of the Zoning Ordinance. With an estimated 128,350 square feet of space, 642 spaces are required for general retail use and approximately 809 are shown. Turning radii, access for emergency responders and composition of the hard surfacing will be reviewed and approved with construction drawings. Parking adequacy will be reviewed with each building permit application.

A 10' wide trail is shown along the South Expressway and along the East Manawa Drive street frontage of Lot 8. A five foot wide sidewalk is shown along the south side of Southtowne Drive and Southtowne Avenue. The sidewalk will also extend to the drive entrances of Lots 5 and 6. The trail segment extensions are intended to encourage pedestrians to cross the highway at East Manawa Drive. Sidewalk is not required along the north side of Veterans Memorial Highway.

The general site layout (building footprints and parking) as shown on the development plan, with the exception of the drive access points discussed elsewhere, is acceptable. The locations of the trash enclosures as shown are not approved. Landscaping shown on the development plan as shown is generally acceptable however; additional trees/shrubs are needed within the large parking area in Lot 1 to break up the mass of hard surfacing. Perennial and annual beds are proposed at the South 24<sup>th</sup> Street entrance and within the lifestyle center. As noted in the plan, all planted areas will be irrigated.

Signage. An entrance study completed by Iowa West Foundation has designated the intersection of Veterans Memorial Highway and South Expressway for special design treatment. The development plan shows a ground identification sign the right-of-way at that location and another at the Veterans Memorial and East Manawa Drive intersection. All signs at this location must be on-premise. The application asks for one monument sign on each lot with a maximum area of 48 square feet. Attached signage would be limited to a maximum of 36' in height.

#### Recommendation

The Community Development Department recommends:

A. Preliminary plan approval for a subdivision to be known as Southtowne as shown on the attachments, subject to the following conditions, notes and exceptions.

5.F.



1. Conform to all City standards and specifications, the zoning and subdivision ordinances, including §14.14.040 – Subdivision Design and Required Improvements and the Public Works Standards for Public Improvements.
2. All utilities shall be installed underground.
3. Streetlights shall be installed at locations approved by the Public Works Department.
4. The Developer shall be responsible for constructing the off-site improvements consistent with the revised traffic study and Public Works Department requirements. Off-site improvements shall include the following:
  - A. A traffic signal shall be installed at the intersection of South Expressway and Southtowne Avenue and controller enhancements completed to the existing signal along Veterans Memorial Highway.
  - B. Additional land for the storm sewer easement extending north from East Manawa Drive.
  - C. Additional land from the effected property owners for a 30' wide sanitary sewer easement to connect to existing facilities to the east, north of Veterans Memorial Highway and also to the north and west to connect to the Richland Drive Pump Station.
  - D. Dedication of additional right-of-way along the South Expressway to incorporate the 10' wide trail segment shown straddling the west property line.
5. Prepare and submit a development fill plan for Phase 1-A for review by the Corps of Engineers to secure a CLOMR-F. Building permits will not be issued for the subdivision until the CLOMR-F has been issued. Likewise, a letter of map amendment will also be needed prior to beginning construction on Phase 1-B.
6. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way, during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. The erosion and sediment control plan shall include temporary and permanent vegetative cover on all disturbed areas, structural measures and a maintenance and inspection program to address removal of sediment during construction and following any rainfall event. The proper review authority shall approve all necessary local and state permits, including a storm water pollution prevention plan and grading permits. Storm drainage designed for a 100-year rainfall event shall be stored within the site to discharge at levels not to exceed the predevelopment runoff amounts. A revised drainage plan shall be completed to include volume expectations based on Public Works design standards and coordination with the drainage capacity of the broader area. The proposed detention basin shall be sized accordingly. All applicable permits necessary to meet local state and federal requirements shall be the developer's responsibility.
7. Complete arrangements for the water main extension agreement with the Council Bluffs Water Works for appropriately sized and designed water supply to each lot.
8. Install fire hydrants at locations that comply with the minimum spacing requirements of the Water Works and the fire safety codes.
9. Trail segments (10' wide) along South Expressway and East Manawa Drive and the 5' wide sidewalk along the Southtowne Avenue frontage of Lot 1, built to City standards shall be completed concurrent with roadway construction in Phase 1-A. The remaining sidewalk along Southtowne Drive and Avenue, as shown on the development plan, shall be installed prior to issuance of the Certificate of Occupancy for each lot.
10. Streetlights paid for as part of the development cost shall comply with Public Works Department standards.
- 11. All billboards (off-premise signage) shall be removed from the site prior to execution of the final plat.**

**B. Approve the Planned Commercial Development Plan for Southtowne subject to the following:**

1. Site Development
  - A. Minimum setback requirements for all structures shall be: Front 20 feet, Rear 15feet; Interior side 10 feet; and Street side: 15 feet.
  - B. Southtowne Drive shall be the front yard of Lots 1 through 8 in Phase 1-A and Lots 9 and 10 in Phase 1-B.
  - C. The maximum height of any building, structure or decorative feature for Phase 1-A lots shall not exceed 25 feet. Building, structure and decorative feature in Phase 1-B lots shall not exceed 45feet or three stories. Parapet walls not to exceed 4' 5.F. mounted equipment from view. Curved roofs shall be standing seam only. Pitched roofs shall 5.F. or concrete shingles or standing seam. Not more

than 15% of the building using a pitched roof shall exceed the 25' height restriction.

D. All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosures shall have a lockable gate which when closed completely eliminates any view of the dumpster. The location will be approved with the building permit application.

E. All loading areas shall be screened from public view including all rights-of-way by a combination of architectural treatments and or landscaping which after 3 years shall significantly screen the loading area from view.

F. Each building will have a minimum of two and a maximum of three primary building materials, excluding glass. Primary building materials shall be: Brick (clay) or brick veneer, split face block, natural or composite stone or stone veneer laid horizontally and granite veneer. Secondary building materials shall be: precast concrete with exposed aggregate and sufficient detail, pattern or reveals to give texture and scale, cast in place concrete with exposed aggregate and sufficient detail, pattern or reveals to give texture and scale and integrally colored split-faced concrete block. Metal shall only be allowed as an architectural accent. Glass is permitted on any exterior. Forty percent (40%) or more but not to exceed 80% of the building's front façade or other street facing façade shall be made of brick, split face block, concrete masonry units with texture or stone. Stucco products cannot exceed 40% of the building surface. No flat faced concrete block shall be allowed except for the wall of the building which is not visible from a public space or right-of-way. Wood or wood appearing siding may be an acceptable exterior material, not to exceed 10% of the building surface. Vinyl siding is not allowed.

G. Access to each building for fire department equipment shall be provided in accordance with the requirements of the Fire Marshall's Office.

## 2. Landscape Plan

A. During construction and prior to installation of the landscaping, weeds shall be controlled consistent with both City and State requirements.

B. All landscaped areas including grassed and sodded areas shall be irrigated.

C. As part of the development plan approval for Phase 1-A, trees shall be planted 40' on center along the subdivision's frontage along Veteran s Memorial and South Expressway and along both the east and west sides of East Manawa Drive right-of-way.

D. A specific landscaping plan shall be part of every building permit application. The plan shall include the irrigation system and planting schedule, the species list with number and location of all plant material within a dimensioned site plan. The plan will be reviewed for consistency with the concept plan. The trees and shrubs shown on each lot are generally acceptable. Landscaping shall be installed prior to issuance of a Certificate of Occupancy for the lot.

E. Not more than 10% of the landscaped area in each lot in the subdivision shall be of inorganic material brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and shrubs.

F. Landscaping shall not interfere with the vision of any motorized vehicle at any intersection or pedestrian way.

G. All trees shall be at least 2" diameter or greater when planted.

H. Not less than 10% of the total lot area shall be landscaped with trees, shrubs and other plant material.

I. In addition to the trees planted on the subdivision perimeter, a minimum of one tree shall be planted on each lot for every 10 parking spaces located on that lot.

## 3. Parking

A. The required minimum number of parking spaces shall be determined the use as cited in Chapter 15.23 'Off Street Parking, Loading and Unloading' requirements. In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses.

B. The developer shall develop cross access and ingress/egress easements to be recorded with the final plat to accommodate shared parking and driveways.

C. Each request for a building permit will include a parking lot plan showing the number, location, and dimension of all drive aisles and spaces, pe 5.F. ways, islands, landscaped areas, loading areas, and lighting.

- D. Pedestrian ways connecting the building entrance to parking and sidewalks are required.
- E. All parking areas will be paved and curbed.
- F. All parking areas shall comply with ADA requirements.
- G. All exterior lighting in parking lots within the development shall be of a consistent type, finish and design of painted or finished aluminum or steel. Wood poles shall not be allowed. The maximum height shall not exceed 40 feet.

#### 4. Signage

- A. One center sign located at the intersection of Veterans Memorial Highway and East Manawa Drive. This shall be monument sign with maximum height of 10'. Design shall be reviewed and approved administratively. Location and sign easement shall be included in the final plat as needed.
- B. Detached signage shall be limited to one monument sign per lot with a maximum height of 6 feet. The entire monument shall be counted as signage as measured from the existing finish grade to the top of the monument and from one side of the monument structure to the other with a maximum area on each side not to exceed 48 square feet per face.
- C. On-site directional signage will not be permitted due to the allowance for individual monument signs on each lot.
- D. Attached signs placed above the entrance shall not exceed 36' in height and 1.5 square feet per linear foot of the building to which it is attached, with a maximum of one sign per façade, not to exceed three signs.
- E. For attached signs, general sign parameters encourage individual illuminated letters, preferring reverse channel halo lighting, limited to the business or trade name of the premises as it appears on the lease.
- F. Pole signs, pylon signs and above peak roof signs are not permitted.
- G. Amendment to the development plan for signage will be necessary for the Phase 1-B development.

#### Public Hearing

The following appeared before the Planning Commission in favor of the request: Deb Petersen, representing Rod Rhoden. Ron Ross and Mike Geier, Snyder Associates.. No one appeared in opposition.

#### Planning Commission Recommendation

The Planning Commission concurs with the conditions in the staff report except that timing for removal of the south billboard will be defined in a development agreement for the site.

VOTE: AYE 9 NAY 1 ABSTAIN 0 ABSENT 1 Motion: Carried

Attachments: Attachment 'A', drainage plan and development concept plan

Represented by: Deb Petersen, P.O. Box 893, Council Bluffs, IA 51502-0893

Snyder Associates, Ron E. Ross, 1751 Madison Ave, Council Bluffs, IA 51503

Prepared by: Gayle M. Malmquist, Development Services Coordinator



RESOLUTION NO. 08-281

A RESOLUTION granting preliminary plan approval for a 10-lot commercial subdivision to be known as Southtowne.

WHEREAS, Rod Rhoden is requesting preliminary plan approval for a 10-lot commercial subdivision to be known as Southtowne and adoption of a planned commercial development plan for 21.55 acres located at the northeast corner of Veterans Memorial Highway and South Expressway; and

WHEREAS, Southtowne Subdivision will be developed in two phases, shown as Phase 1-A and 1-B; and

WHEREAS, the preliminary plan has been reviewed by the appropriate city departments and utilities; and

WHEREAS, the Planning Commission concurs with the Community Development Department, and recommends approval of the preliminary plan for a subdivision to be known as Southtowne, as shown on the attachments, subject to the following conditions, notes and exceptions:

1. Conform to all City standards and specifications, the zoning and subdivision ordinances, including Section 14.14.040 – Subdivision Design and Required Improvements and the Public Works Standards for Public Improvements.
2. All utilities shall be installed underground.
3. Streetlights shall be installed at locations approved by the Public Works Department.
4. The Developer shall be responsible for constructing the off-site improvements consistent with the revised traffic study and Public Works Department requirements. Off-site improvements shall including the following:
  - A. A traffic signal shall be installed at the intersection of South Expressway and Southtowne Avenue and controller enhancements completed to the existing signal along Veterans Memorial Highway.
  - B. Additional land for the storm sewer easement extending north from East Manawa Drive.
  - C. Additional land from the affected property owners for a 30' wide sanitary sewer easement to connect to existing facilities to the east, north of Veterans Memorial Highway and also to the north and west to connect to the Richland Drive Pump Station.
  - D. Dedication of additional right-of-way along the South Expressway to incorporate the 10' side trail segment shown straddling the west property line.
5. Prepare and submit a development fill plan for Phase 1-A for review by the Corps of Engineers to secure a CLOMR-F. Building permits will not be

issued for the subdivision until the CLOMR-F has been issued. Likewise, a letter of map amendment will also be needed prior to beginning construction on Phase 1-B.

6. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way, during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. The erosion and sediment control plan shall include temporary and permanent vegetative cover on all disturbed areas, structural measures and a maintenance and inspection program to address removal of sediment during construction and following any rainfall event. The proper review authority shall approve all necessary local and state permits, including a storm water pollution prevention plan and grading permits. Storm drainage designed for a 100-year rainfall event shall be stored within the site to discharge at levels not to exceed the predevelopment runoff amounts. A revised drainage plan shall be completed to include volume expectations based on Public Works design standards and coordination with the drainage capacity of the broader area. The proposed detention basin shall be sized accordingly. All applicable permits necessary to meet local, state and federal requirements shall be the developer's responsibility.
7. Complete arrangements for the water main extension agreement with the Council Bluffs Water Works for appropriately sized and designed water supply to each lot.
8. Install fire hydrants at locations that comply with the minimum spacing requirements of the Water Works and the fire safety codes.
9. Trail segments (10' side) along South Expressway and East Manawa Drive and the 5' wide sidewalk along the Southtowne Avenue frontage of Lot 1, built to City standards shall be completed concurrent with roadway construction in Phase 1-A. The remaining sidewalk along Southtowne Drive and Avenue, as shown on the development plan, shall be installed prior to issuance of the Certificate of Occupancy for each lot.
10. Streetlights paid for as part of the development cost shall comply with Public Works Department standards.
11. All billboards (off-premise signage) shall be removed from the site prior to execution of the final plat.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:

That the preliminary plan approval for Southtowne Subdivision, as shown on the attachments, is hereby approved subject to the conditions set forth above.

ADOPTED  
AND  
APPROVED October 13, 2008

\_\_\_\_\_  
THOMAS P. HANAFAN Mayor

Attest: \_\_\_\_\_  
JUDITH RIDGELEY City Clerk

Planning Case No. SUB-08-006

# Memo

**To:** Members of City Council

**From:** Mayor Tom Hanafan

**Date:** May 19, 2009

**Re:** Appointments for May 26, 2009 Council Meeting

---

With City Council concurrence, I would like to make the following appointments:

**Council Bluffs Airport Authority**

Reappoint Dean Krueger 1725 Fair Oaks, John Dalton 16749 State Orchard Rd, and Bill McGinn 2817 McIneery #1303, with terms expiring on March 10, 2011.

Appoint Jeanette M. "Jeannie" Aldredge, at 1128 Tower Ridge Drive with term expiring on March 10, 2013

**Civil Rights Commission**

Appoint Edwin "Hersh" Rodasky, at 1326 Oak Park Road, with term expiring on August 1, 2012.

Reappoint Hershel Reed, 2323 Sherwood Dr Apt 7, and Bruce Wallace at 2704 E. Kanesville Blvd. Apt 5 with terms expiring on August 1, 2012.

**Parks, Recreation & Public Property Commission**

Appoint Mathew Preston at 2731 N Broadway, and Ken Freudenburg at 510 Oakland Ave with terms expiring on May 1, 2012.

Reappoint Angie Stoufer at 1710 Tipton Dr. with term expiring on May 1, 2012.

**City Planning Commission**

Appoint Julie Gould 137 Glen Avenue, with term expiring on April 1, 2013

**Zoning Board of Adjustment**

Reappoint Mark Andrews, at 42 Lakewood Villa with term expiring on April 1, 2014.

RETURN TO: CITY OF COUNCIL BLUFFS, IOWA  
ATTN: CITY LEGAL DEPARTMENT  
OR CITY CLERK  
209 PEARL STREET  
COUNCIL BLUFFS, IA 51503

CITY CLAIM NO. \_\_\_\_\_

### NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Meghan Brewer DAY PHONE: 402-359-7601  
ADDRESS: 904 Kasper St. #107 Bellevue DOB: 10-26-87  
NE 68147

DATE & TIME OF LOSS/ACCIDENT: 5-9-2009 EST. 6:00

LOCATION OF LOSS/ACCIDENT: Soccer fields S. 24<sup>th</sup> St.

DESCRIPTION OF LOSS/ACCIDENT: Was pulling into the soccer field and  
one of the gates swung open and damaged  
the fender and hood of car.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 1013.82

WITNESS(ES) (Name(s), Address(es), Phone No(s)) \_\_\_\_\_

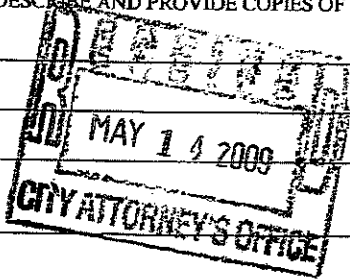
WAS POLICE REPORT FILED ☒ YES ☐ NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:

HAVE YOU RESUMED NORMAL ACTIVITIES? ☐ YES ☐ NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY  
OTHER RELEVANT INFORMATION: \_\_\_\_\_

LIST INSURANCE PROVIDER AND COVERAGE: \_\_\_\_\_



COUNCIL BLUFFS  
CITY CLERK  
2009 MAY 14 P 3:40

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY  
CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A  
FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

5-14-09  
DATE

Meghan Brewer  
CLAIMANT'S SIGNATURE



RETURN TO: CITY OF COUNCIL BLUFFS, IOWA CITY CLAIM NO. \_\_\_\_\_  
ATTN: CITY LEGAL DEPARTMENT  
OR CITY CLERK  
209 PEARL STREET  
COUNCIL BLUFFS, IA 51503

## NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Lindsey George DAY PHONE: 402-657-1153  
ADDRESS: 2065 Nash Blvd L7 DOB: 6/27/82 SS#: \_\_\_\_\_  
DATE & TIME OF LOSS/ACCIDENT: 4/2/09 at approximately 9:20am  
LOCATION OF LOSS/ACCIDENT: A Mother's Touch Daycare & Preschool 35<sup>th</sup> & Avenue G  
DESCRIPTION OF LOSS/ACCIDENT: My husband's car was stolen from the above location, I was driving the vehicle that day. The police did recover the vehicle 3 weeks later, on 4/23/09. I was unable to get the vehicle out of the impound lot, Arrow Towing, 505 15<sup>th</sup> St, 712-323-7907, for 8 days because there was a hold on the vehicle. It couldn't be released until the fingerprints were ran through the system. I was unaware of this fact because I was unable to get a hold of anyone to get information about the car until 4/29/09. I feel the extra time the vehicle spent in the impound lot should not be my responsibility. There is a fee of \$ 12/day, including Saturday and Sunday. With the towing fee, the total amount came to \$ 128.10 which was paid in cash by my husband, Nathaniel George, to Arrow Towing on 4/30/09. He is the owner of the vehicle. The detective on the case was Elonich. The incident no. was 09-11066. We do appreciate that the police recovered the car, we just don't feel that we should be responsible for the extra days it was held out of our control.

\_\_\_\_\_(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 128.10

WITNESS(ES) (Name(s), Address(es), Phone No(s).) Nathaniel (Nate) George  
2065 Nash Blvd L7, Council Bluffs, IA, 402-690-0312

\_\_\_\_\_  
WAS POLICE REPORT FILED ☒ YES ☐ NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF  
TREATING PHYSICIAN AND FACILITY:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HAVE YOU RESUMED NORMAL ACTIVITIES? ☒ YES ☐ NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF PHOTOGRAPHS,  
ESTIMATES, INVOICES, AND ANY  
OTHER RELEVANT INFORMATION:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
LIST INSURANCE PROVIDER AND COVERAGE:  
\_\_\_\_\_

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN  
SUPPORT OF MY

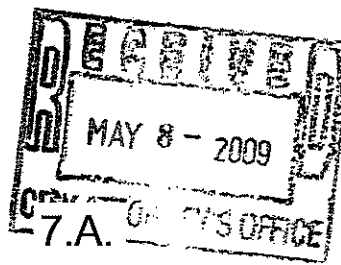
CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO  
KNOWINGLY MAKE A

FALSE CLAIM (SECTION 714.8(3), CODE OF IOWA)

5/5/09  
DATE

Lindsey George  
CLAIMANT'S SIGNATURE



2009 MAY - 8 A 8: 26  
COUNCIL BLUFFS  
CITY CLERK

RETURN TO: CITY OF COUNCIL BLUFFS, IOWA  
ATTN: CITY LEGAL DEPARTMENT  
OR CITY CLERK  
209 PEARL STREET  
COUNCIL BLUFFS, IA 51503

CITY CLAIM NO. \_\_\_\_\_

### NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Crystal Hammers DAY PHONE: 712-352-0664  
ADDRESS: 1527 2<sup>nd</sup> Ave Council Bluffs IA 51501 DOB: 09-09-1985  
DATE & TIME OF LOSS/ACCIDENT: April 30<sup>th</sup> at 8:40am  
LOCATION OF LOSS/ACCIDENT: 3800 block of twin city drive  
DESCRIPTION OF LOSS/ACCIDENT: Tire, Big pot whole ~~right~~ file by man  
whole. Two wholes in the front impact

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ \_\_\_\_\_

WITNESS(ES) (Name(s), Address(es), Phone No(s)): Antonia White 1527 2<sup>nd</sup> Ave CB, IA  
51501

WAS POLICE REPORT FILED ☐ YES ☒ NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:

HAVE YOU RESUMED NORMAL ACTIVITIES? ☒ YES ☐ NO

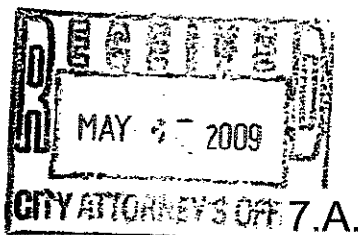
IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION:

LIST INSURANCE PROVIDER AND COVERAGE:

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

05-01-09  
DATE



Crystal Hammers  
CLAIMANT'S SIGNATURE

2009 MAY - 6 A 9:49  
COUNCIL BLUFFS  
CITY CLERK

QUOTE  
1452973  
05/05/2009

FIRESTONE COMPLETE AUTO CARE  
701 W BROADWAY  
COUNCIL BLUFFS, IA. 51501

SERVICE ADVISOR:  
03 TYLER  
712.322.4071

NO CUSTOMER

LIC # VIN #  
IN 01/01/70 12:00AM EST. MILEAGE 0

Store # 650102

QUOTE

Description	Article Number	T#	Qty	Part	Labor	Extended Price	Job Total
OTHER PASSENGER TIRES							94.49
7099278 195/50R16 KUMHO	7099278		1	80.00		80.00	
TIRE INSTALLATION	7015016		1		N/C	N/C	
NEW TIRE WHEEL BALANCE PARTS	7018708		1	2.00		2.00	
NEW TIRE WHEEL BALANCE LABOR	7018716		1		6.00	6.00	
RUBBER VALVE STEM	7015040		1	3.99		3.99	
TIRE DISPOSAL FEE (1)	7075078		1		2.50	2.50	

COMPLETE AUTO CARE™

Prices valid for 30 days

Summary	
Parts	85.99
Labor	8.50
Shop Supplies	0.36
Sub	94.85
Tax	6.44
Total	101.29

THIS IS NOT AN OFFER. PLEASE DO NOT PAY

# Jensen

## TIRE & AUTO

Largest Major Brand Tire Inventory  
Expert Automotive & Diagnostic Services  
Friendliest Customer Service

GOODYEAR · DUNLOP · KELLY · MICHELIN · BF GOODRICH · UNIROYAL · TOYO · CORDOVAN

JENSEN TIRE & AUTO 9  
715 W BROADWAY  
COUNCIL BLUFFS, IA 51501  
Phone: (712) 322-7707

SOLD TO: CASH SALES - STORE 9

9/09

SHIP TO: SAME

QUOTE  
05/05/09

CUST. PO#	MAKE-MODEL	PLATE #	MILEAGE	TELEPHONE	IRTE ISLM	SHIP VIA	ORDER#	IPAGE	REMARKS
					0 27	N/A	259141	1 1	
INV DATE	INVOICE #	PREV INVOICE #	TERMS						
			CASH SALE		05/05/09	11:20:33			
STOCK#	SIZE	DESCRIPTION	ORDER	SHIP	IPREV	U-PRICE	T	FET	EXTENSION
9PERF	P195/50R16	KUMHO ECSTA	1	1		88.12 TX	.00	88.12	
044253000	BALANCE	WHEEL BALANCE - COMPUTER SPIN	1	1		1.75 TX	.00	1.75	
044100000	BALANCE	WHEEL BALANCE, LABOR	1	1		8.00 TX	.00	8.00	
040204000	TIRE SERVICE	TIRE DISPOSAL CHARGE	1	1		3.50 TX	.00	3.50	
041263000	VALVES	NEW VALVE STEM	1	1		2.95 TX	.00	2.95	
		REFUSE ROAD HAZARD							
		TORQUED TO SPECS/RECHECKED BY							
NITROGEN		NITROGEN AIR FILL	1	1		.00 TX	.00	.00	
14DAYS		ALL QUOTES GOOD FOR 14 DAYS	1	1		.00 TX	.00	.00	

MAG WHEELS MUST BE RETORQUED AFTER 25 MILES!!

PARTS	LABOR	TAX %	TAXABLE AMT	TAX	FET	MISC AMT	INVOICE TOTAL
92.82	11.50		104.32	7.31			111.63
NOT AN INVOICE							



WE DO IT ALL

Routine Maintenance · Brakes · Batteries · Shocks and Struts · S 7.A. s · Alignments · Mufflers  
Oil Lube & Filter · Tune-ups · Engine Diagnostics · A/T Service · Radiator Service · Transmissions

SAME-DAY SERVICE  
ASE-CERTIFIED TECHNICIANS  
FAMILY OWNED SINCE 1973

-80-  
Horsepower

# Dory, Inc.

1201 N Street Suite 102, Lincoln, NE 68508

Phone: 402-435-0011, Fax: 402-435-0088

May 7, 2009

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

City of Council Bluffs – City Clerk  
209 Pearl Street  
Council Bluffs, IA 51503

COUNCIL BLUFFS  
CITY CLERK  
2009 MAY -8 P 4: 19

## RE: NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION

In accordance with Iowa Code Section 447.9 you are hereby notified that:

1. The property described in paragraph 2 of this Notice was sold at tax sale on the day of June 19, 2006, Tax Certificate No. 06-0692. The purchaser at tax sale was Dory, Inc.
2. The legal description of the property sold is: Lot 5, Block 5, in Moore's Addition, Section 2, a suburban subdivision in Pottawattamie County, Iowa.

Pottawattamie County Parcel #002035559015610005000

3. That your right of redemption as set forth in the Iowa Code will expire unless redemption of the property is made within 90 days from the date of completed service of this Notice.
4. If the right of redemption is allowed to expire, a tax deed will be issued by the Treasurer of Pottawattamie County.

Dory, Inc., a Nebraska corporation

  
By: Thomas J. Beckius

**CITY OF COUNCIL BLUFFS  
INTER-OFFICE MEMO**

**DATE:** May 11, 2009  
**TO:** Honorable Thomas P. Hanafan, Mayor  
**FROM:** Linda Andersen, Assistant Director of Finance  
**RE:** Cash Balance Statement – April 30, 2009

---

Pursuant to the Code of Iowa, a monthly receipts and disbursements report shall be filed with the City Council. This report, which includes all City funds, shows the following activity from July 1, 2008 through April 30, 2009:

July 1, 2008 Beginning Cash Balance	\$ 44,268,364.34
Receipts to date	107,434,027.14
Expenditures to date	<u>(99,004,603.86)</u>
<u>April 30, 2009</u> Ending Cash Balance	\$ 52,697,787.62

All detail relative to the above figures is available in the Finance Office. City Council action should be to receive and file this report.

Please note that the report presents the prior fiscal year's balance for comparison purposes.

CITY OF COUNCIL BLUFFS  
FUND BALANCES  
WITH COMPARISON TO PRIOR YEAR  
April 30, 2009

	FUND BALANCE JULY 1, 2008	YEAR-TO-DATE REVENUES	YEAR-TO DATE EXPENDITURES	FUND BALANCE TO DATE	FUND BALANCE April 30, 2008
<u>GENERAL FUND ( A )</u>					
001 GENERAL FUND	4,066,267.91	32,749,885.39	31,831,569.00	4,984,584.30	4,940,005.44
002 GENERAL-GAMING	2,241,155.96	3,577,307.81	5,012,126.87	806,336.90	2,062,695.56
003 GENERAL-HOTEL/MOTEL TAX	328,906.97	1,978,516.06	1,964,141.68	343,281.35	314,730.58
004 GENERAL-TORT & LIABILITY	1,551,527.43	1,621,464.70	966,998.24	2,205,993.89	1,474,094.63
TOTAL-GENERAL FUNDS	8,187,858.27	39,927,173.96	39,774,835.79	8,340,196.44	8,791,526.21
<u>EMERGENCY LEVY FUND ( B )</u>					
119 EMERGENCY LEVY	-	485,126.68	485,126.68	-	-
TOTAL-EMERGENCY LEVY FUND	-	485,126.68	485,126.68	-	-
<u>ROAD USE TAX ( C )</u>					
110 ROAD USE TAX	2,846,606.89	4,787,777.68	4,902,038.69	2,732,345.88	2,787,180.92
TOTAL-ROAD USE TAX FUND	2,846,606.89	4,787,777.68	4,902,038.69	2,732,345.88	2,787,180.92
<u>EMPLOYEE BENEFIT FUNDS ( D )</u>					
112 FICA & IPERS TAX LEVY	416,020.01	1,167,929.46	1,122,872.76	461,076.71	484,582.05
113 CITY INSURANCE - TAX LEVY	839,650.12	3,990,555.07	3,590,289.01	1,239,916.18	1,092,526.86
114 UNEMPLOYMENT - TAX LEVY	11,919.49	17,965.89	1,124.09	28,761.29	10,033.62
115 WORK COMP - TAX LEVY	14,785.88	784,723.19	686,625.00	112,884.07	48,478.48
117 FIRE/POLICE -410 BENEFITS	899,907.49	2,483,655.66	1,923,173.31	1,460,389.84	1,134,483.06
TOTAL-EMPLOYEE BENEFIT FUNDS	2,182,282.99	8,444,829.27	7,324,084.17	3,303,028.09	2,770,104.07
<u>TAX INCREMENT FINANCING ( F )</u>					
126 MADISON LINDBERG TIF	-	27,497.50	27,497.50	-	-
127 MACC 01-1 TIF	31,012.21	3,536,374.76	873,554.04	2,693,832.93	2,546,330.91
128 S 24TH S OM RD UR	35,439.13	109,547.12	48,957.89	96,028.36	35,439.13
129 MANAWA BSNS PRK TIF	(16,564.91)	350,750.40	-	334,185.49	(16,564.91)
130 BENNETT AVE TIF	-	239,573.75	239,573.75	-	10,036.06
131 W BROADWAY TIF	93,924.70	10,538.09	48,597.01	55,865.78	57,489.37
132 DOWNTOWN TIF	146,176.76	82,681.69	87,619.18	141,239.27	135,820.28
133 E BROADWAY TIF	-	3,320.84	3,320.84	-	5,178.76
134 FEATHERSTONE TIF	-	59,706.64	29,853.32	29,853.32	-
135 METRO CROSSING TIF	-	-	-	-	-
136 PLAYLAND PARK TIF	-	100,426.45	75,043.00	25,383.45	-
137 OLD AIRPORT UR	-	28,754.00	28,754.00	-	-
TOTAL-TIF FUNDS	289,987.89	4,549,171.24	1,462,770.53	3,376,388.60	2,773,729.60
<u>CITY- LOCAL OPTION SALES TX ( G )</u>					
121 CITY SALES TAX	4,648,075.14	7,047,868.30	2,835,631.50	8,860,311.94	5,273,565.67
TOTAL-LOCAL OPTION SALES TAX	4,648,075.14	7,047,868.30	2,835,631.50	8,860,311.94	5,273,565.67

CITY OF COUNCIL BLUFFS  
FUND BALANCES  
WITH COMPARISON TO PRIOR YEAR  
April 30, 2009

	FUND BALANCE JULY 1, 2008	YEAR-TO-DATE REVENUES	YEAR-TO-DATE EXPENDITURES	FUND BALANCE TO DATE	FUND BALANCE April 30, 2008
<u>COMMUNITY DEVELOPMENT ( H )</u>					
145 CD-BLOCK GRANT	364,088.62	735,282.62	1,249,636.36	(150,265.12)	214,202.14
146 CD-HOME PROGRAM	428,700.00	567,788.00	819,888.00	176,600.00	395,700.00
147 CD-INSTALL LOAN ESCROW	20,780.97	39,535.53	43,792.04	16,524.46	16,377.14
148 CD-NON CAPITAL PROJECTS	-	187,744.97	185,586.29	2,158.68	-
<b>TOTAL-COMMUNITY DEVELOPMENT</b>	<b>813,569.59</b>	<b>1,530,351.12</b>	<b>2,298,902.69</b>	<b>45,018.02</b>	<b>626,279.28</b>
<u>SPECIAL DISTRICT FUNDS ( J )</u>					
162 LAKE MANAWA SSMID	47,652.17	96,478.80	54,602.12	89,528.85	41,322.77
163 MOSQUITO #22 DRAIN DIST	56,453.13	44,351.00	20,458.44	80,345.69	59,238.00
164 SIECK #32 DRAIN DIST	95,979.73	29,674.00	14,840.13	110,813.60	97,799.75
165 WEST LEWIS DRAIN DIST	233,965.05	42,542.00	9,583.57	266,923.48	234,239.00
<b>TOTAL-SPECIAL DISTRICT FUNDS</b>	<b>434,050.08</b>	<b>213,045.80</b>	<b>99,484.26</b>	<b>547,611.62</b>	<b>432,599.52</b>
<u>SPECIAL REVENUE FUNDS ( K )</u>					
167 MISC PROJECTS	196,797.91	2,171,211.03	755,769.94	1,612,239.00	59,633.37
169 LIBR BLDG DONATION	26,620.04	1,113.15	-	27,733.19	26,575.59
170 LIBRARY GIFTS & MEM	220,118.16	141,424.45	111,200.30	250,342.31	167,744.31
171 DODGE SOLDIERS TR	128,911.68	5,401.35	-	134,313.03	128,699.59
172 4TH ST PRKG INVEST	51,963.00	-	-	51,963.00	51,963.00
177 FORFEITED ASSETS	44,165.70	10,056.63	440.16	53,782.17	43,202.13
178 FED FOREFEITED ASSET	-	-	-	-	-
179 POLICE CASH PROPRTY MGT	245.25	48.38	48.38	245.25	(136.75)
<b>TOTAL-SPECIAL REVENUE FUNDS</b>	<b>668,821.74</b>	<b>2,329,254.99</b>	<b>867,458.78</b>	<b>2,130,617.95</b>	<b>477,681.24</b>
<u>FIDUCIARY FUNDS ( L )</u>					
950 MUNICIPAL HOUSING	9,999.98	642,121.76	642,121.74	10,000.00	9,999.98
951 SECTION 8	10,000.00	-	-	10,000.00	10,000.00
952 EMPLOYEE SAVINGS BONDS	137.50	5,375.00	5,400.00	112.50	112.50
953 FIRE PENSION	1,579.72	8,595.37	10,594.00	(418.91)	2,479.11
954 RETIREES-411 BENEFITS	(97,784.92)	111,758.21	370,661.20	(356,687.91)	(70,747.02)
<b>TOTAL-FIDUCIARY FUNDS</b>	<b>(76,067.72)</b>	<b>767,850.34</b>	<b>1,028,776.94</b>	<b>(336,994.32)</b>	<b>(48,155.43)</b>
<u>PERMANENT FUNDS ( M )</u>					
500 FAIRVIEW CEM PERP	59,104.73	815.00	-	59,919.73	59,104.73
<b>TOTAL-PERMANENT FUNDS</b>	<b>59,104.73</b>	<b>815.00</b>	<b>-</b>	<b>59,919.73</b>	<b>59,104.73</b>
<u>DEBT SERVICE ( N )</u>					
200 DEBT SERVICE	1,118,946.50	9,357,657.07	3,051,377.96	7,425,225.61	6,651,818.80
<b>TOTAL-DEBT SERVICE FUND</b>	<b>1,118,946.50</b>	<b>9,357,657.07</b>	<b>3,051,377.96</b>	<b>7,425,225.61</b>	<b>6,651,818.80</b>



CITY OF COUNCIL BLUFFS  
FUND BALANCES  
WITH COMPARISON TO PRIOR YEAR  
April 30, 2009

	FUND BALANCE JULY 1, 2008	YEAR-TO-DATE REVENUES	YEAR-TO-DATE EXPENDITURES	FUND BALANCE TO DATE	FUND BALANCE April 30, 2008
<u>SEWER RENTAL ( P )</u>					
610 SEWER RNTL-OPER & MAINT	1,547,588.35	4,717,308.17	4,409,979.15	1,854,917.37	1,406,114.70
611 SEWER RNTL-EXT & IMPRV	122,528.89	83,333.30	-	205,862.19	105,862.23
612 SEWER RNTL-DEPR/EQUIP	112,942.64	83,333.30	61,247.75	135,028.19	96,275.98
613 SEWER RNTL-D/S SNK FD	21,673.03	286,666.70	67,125.00	241,214.73	285,839.69
614 SEWER CAP PRJS-EXT	1,934,234.64	53,845.30	149,762.53	1,838,317.41	2,091,965.22
TOTAL-SEWER RENTAL FUNDS	3,738,967.55	5,224,486.77	4,688,114.43	4,275,339.89	3,986,057.82
<u>REFUSE DISPOSAL ( R )</u>					
670 REFUSE DISPOSAL	880,222.66	4,120,296.76	3,666,641.50	1,333,877.92	1,480,640.83
TOTAL-REFUSE DISPOSAL FUND	880,222.66	4,120,296.76	3,666,641.50	1,333,877.92	1,480,640.83
<u>PARKS FOOD SERVICE ( V )</u>					
685 PARKS FOOD SERVICE	-	-	2,500.00	(2,500.00)	-
TOTAL-REFUSE DISPOSAL FUND	-	-	2,500.00	(2,500.00)	-
<u>INTERNAL SERVICE FUNDS ( X )</u>					
820 INT SERV-IGHCP INS	934,804.75	5,007,959.55	4,990,280.71	952,483.59	929,006.64
821 INT SERV-WK COMP SLF INS	(17,523.16)	613,814.76	1,075,827.53	(479,535.93)	88,685.72
822 INT SERV-HEALTH SELF INS	-	-	-	-	-
823 INT SERV-411 BEN (ACTIVE)	283,637.28	447,854.84	321,084.27	410,407.85	236,475.13
824 INT SERV-PR SINKING	617,347.79	77,335.41	-	694,683.20	600,751.41
825 INT SERV-ARENA CPIMPRV	177,075.28	100,000.00	119,345.80	157,729.48	43,784.06
826 INT SERV-EQUIP DEPR-PW	341,493.75	250,000.00	84,475.50	507,018.25	315,493.75
TOTAL-INTERNAL SERVICE FUNDS	2,336,835.69	6,496,964.56	6,591,013.81	2,242,786.44	2,214,196.71
<u>CAPITAL PROJECT FUNDS ( Z )</u>					
301 CAP PROJ-MISCELLANEOUS	566,978.28	8,874,423.32	8,642,706.49	798,695.11	(118,287.49)
321 CAP PROJ-MISC - CD PROJS	-	500,655.39	1,194,071.69	(693,416.30)	-
302 CAP PROJ-AVE G VIADUCT	2,473,770.61	557,354.92	537,454.86	2,493,670.67	1,283,276.03
308 CAP PROJ-SPORTS COMPLX	-	-	-	-	-
309 CAP PROJ-RAILROAD CROSS	61,515.01	-	14,069.88	47,445.13	61,515.01
303 CAP PROJ-GO BOND 03-1	-	-	-	-	-
304 CAP PROJ-GO BOND 04-1	-	-	-	-	-
305 CAP PROJ-GO BOND 05-A	14,370.82	-	14,370.82	-	(11,369.55)
306 CAP PROJ-GO BOND 06	601,896.08	915,328.44	1,947,407.91	(430,183.39)	755,702.38
307 CAP PROJ-GO BOND 07-A	4,803,359.35	(147,289.00)	2,048,054.06	2,608,016.29	5,967,441.57
310 CAP PROJ-EAST BELTWAY	155,365.00	245,619.67	364,309.30	36,675.37	106,878.56
311 CAP PRJ-GO BND METRO XNG	-	246,291.43	249,624.57	(3,333.14)	(104,972.34)
312 - CAP PROJ-GO BOND 00-2	-	-	-	-	-
313 - CAP PROJ-GO BOND 08	7,461,847.19	958,973.43	4,852,396.16	3,568,424.46	-
314 - CAP PROJ-GO BOND 09	-	-	61,380.39	(61,380.39)	-
TOTAL-CAPITAL PROJECT FUNDS	16,139,102.34	12,151,357.60	19,925,846.13	8,364,613.81	7,940,184.17
TOTAL ALL FUNDS	44,268,364.34	107,434,027.14	99,004,603.86	52,697,787.62	46,216,514.14

**CITY OF COUNCIL BLUFFS  
INTER-OFFICE MEMO**

**DATE:** May 11, 2009  
**TO:** Honorable Thomas P. Hanafan, Mayor  
**FROM:** Linda Andersen, Assistant Finance Director  
**RE:** April 30, 2009 List of Bills

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The listing of disbursements to Vendors, net payroll and expenditure transfers shows the following information for the month of April 30, 2009:

Disbursements to Vendor	\$ 3,847,312.33
Net Payroll	2,186,739.49
Expenditure Transfers	3,442,681.88
Void Checks –Prior Period	<u>( 50.00)</u>
	\$ 9,476,683.70

The payroll figure above is net payroll. The payroll deduction checks are included on the list and in the vendor disbursements total.

All detail relative to the above is on file in the Finance Office.

This is routine information to be received and filed by the City Council.

## CITY OF COUNCIL BLUFFS

## PAYMENTS TO VENDORS - APRIL 2009

1892 APARTMENTS	TIF REBATE	12,000.00
A & G COMM CLEANING	CONTRACT	410.00
A RIFKIN CO	SUPPLIES	14.39
ACCUTECH POWDER	REPAIRS	300.00
ACTION ELECTRIC	CONTRACT	315.00
ADT SECURITY SERVICE	CONTRACT	322.95
ADVANCED ELECTRIC	CONTRACT	1,081.67
AFFILIATED CREDIT	CONTRACT	191.15
AFSCME IOWA COUNCIL	EMPE CNTRB	2,368.00
AHLERS & COONEY PC	PRF SRVS	30,183.65
AIR CLEANING TECH	EQUIP/PARTS	1,861.53
AIRGAS NORTH CENTRAL	GAS	681.22
ALEGENT HEALTH	MEDICAL	6,423.96
ALLIED ELECTRONICS	SUPPLIES	368.73
ALLIED INSURANCE	INSURANCE	506.00
ALLIED OIL & SUPPLY	SUPPLIES	620.50
ALLOY SPECIALTY	CONSULTANT	205.00
ALLTEL COMMUNICATION	CELL PHONE	233.12
AMDOR MARIA	REFUND	20.00
AMERICAN AMBULANCE	CONTRACT	11,972.96
AMERICAN EXPRESS	SUPPLIES	2,132.69
AMERICAN MESSAGING	TELEPHONE	12.73
ANNIN LISA	REFUND	20.00
APPRECIATED ADVERTIS	ADVERTISMT	626.83
AQUA-CHEM INC	SUPPLIES	311.50
ARROW TOWING	CONTRACT	2,990.00
ASP ENTERPRISES INC	EQUIP/PARTS	1,004.08
AUTO VALUE-CO BLUFFS	SUPPLIES	343.85
AVAYA FINANCIAL SERV	TELEPHONE	3,107.30
AVAYA INC	TELEPHONE	1,266.87
AVESIS INC	INSURANCE	95.70
AVEY DILLARD	CONTRACT	3,400.00
BAHR VERMEER HAECKER	CONSULTANT	7,083.70
BAILEY MARK	REFUND	10.00
BAKER & TAYLOR	SUPPLIES	8,035.65
BANK OF NEW YORK MEL	LOAN PYMT	2,670.13
BARKER LEMAR & ASSOC	PRF SRVS	900.00
BBC AUDIOBOOKS AMER	SUPPLIES	8.00
BELT SCOTT	TRAVEL	1,208.89
BENNINGTON EQUIP	SUPPLIES	756.53
BIBLIOGRAPHICAL CNTR	SUBSCRPTN	1,809.96
BIG RED LOCKSMITH	REPAIRS	195.00
BILL'S SEWER & DRAIN	CONTRACT	75.00
BILL'S WATER COND	SUPPLIES	58.00
BLACK HILLS IOWA GAS	GAS	25,451.54
BLACKBURN MFG	SUPPLIES	340.44

BLUE R D CONSTR	CONSTRUCT	94,802.80
BLUFFS ELECTRIC	REPAIRS	14,533.37
BNSF RAILWAY	CONSTRUCT	1,750.00
BOOKLETTERS	BOOK/PRDCL	1,920.00
BOONE BROTHERS	REPAIRS	1,450.00
BOS DANNY	REFUND	50.00
BOSILJEVAC STEPHEN	REFUND	50.00
BOTELLO MARCO	PRF SRVS	105.00
BOUND TO STAY BOUND	SUPPLIES	2,125.54
BOUND TREE	MEDICAL	5,012.87
BRANIGAN RONALD L	REIMBURSE	48.00
BRESSMAN KAREN	REFUND	20.00
BRICK GENTRY BOWERS	PRF SRVS	97.50
BRIGGS INCORPORATED	SUPPLIES	243.67
BRILLIANCE AUDIO INC	SUPPLIES	323.28
BROWN TRAFFIC	SUPPLIES	3,516.00
BTS LABORATORIES	CONTRACT	96.00
BUCKYS EXPRESS	CONTRACT	431.00
BURNS LAW FIRM	PRF SRVS	4,456.50
BUSHMAN FLOOR COVER	REPAIRS	2,125.30
BYERS ALAN	TRAVEL	248.40
C & J INDUSTRIAL	CONTRACT	190.96
CADET CONSTRUCTION	CONSTRUCT	3,578.00
CADY JAY	CONTRACT	325.00
CANAL LUIS F	PRF SRVS	75.00
CAROLINA SOFTWARE	HRD/SOFTWR	300.00
CARPENTER WILLIAM	TRAVEL	68.20
CED	SUPPLIES	44.07
CENTER POINT LARGE	SUPPLIES	197.70
CENTRAL STATES PETRO	FUEL	31,176.57
CENTRAL WESTERN FABR	CONSTRUCT	22,199.00
CFI TIRE SERVICE	SUPPLIES	330.80
CHARLESON SCOTT	REIMBURSE	90.00
CITY GLASS	REPAIRS	669.65
CLAREY'S SAFETY	SUPPLIES	1,126.13
CLASSIC CHEVROLET	EQUIP/PARTS	69.00
CLEAR CHANNEL BROADC	CONTRACT	120.00
CLEAR TITLE & ABSTRA	PRF SRVS	23,870.41
CLERK OF COURT	COURT COST	880.00
CLERK OF DISTR COURT	EMPE CNTRB	1,368.03
COHRON READY MIX	SUPPLIES	15,683.16
COLE-PARMER	EQUIP/PARTS	56.08
COLLECTION SERVICES	EMPE CNTRB	10,137.42
COMM WORKERS OF AM	EMPE CNTRB	1,093.58
COMMUNITY HOUSING	PRF SRVS	10,000.00
CONTINENTAL ALARM	CONTRACT	719.42
CONTINENTAL FIRE	CONTRACT	1,024.70
CONTROL MASTERS INC	EQUIP/PARTS	5,642.00

CONTROL SERVICES INC	REPAIRS	382.50	EILER MAUREEN	TRAVEL	75.00
COOK BRENNAN	REFUND	16.00	EMPLOYEE BENEFIT SYS	INSURANCE	495,651.73
COOKE J P COMPANY	SUPPLIES	119.85	ENFORCEMENT TECHNOLO	CONTRACT	1,430.00
COPY CENTER	LEASE	43.50	ENGLER JOHN P PH D	PRF SRVS	1,937.50
CORNHUSKER TRUCKS	EQUIP/PARTS	365.21	ERIKSEN CONSTRUCTION	CONSTRUCT	65,075.93
CORPORATE EXPRESS	SUPPLIES	1,688.66	ESRI	SUBSCRPTN	4,900.00
COUNCIL BLUFFS CHMBR	CONTRACT	112,500.00	EXCEL PHYSICAL THERA	PRF SRVS	50.00
COUNCIL BLUFFS COLLI	REPAIRS	180.00	F C INDUSTRIES	EQUIP/PARTS	198.25
COUNCIL BLUFFS LIBR	REIMBURSE	22.00	FARM BUREAU	INSURANCE	772.20
COUNCIL BLUFFS ONLINE	CONTRACT	720.00	FARM SERVICE COMPANY	FUEL	3,672.78
COUNCIL BLUFFS VET	REFUND	400.00	FASTENAL CORPORATION	SUPPLIES	801.45
COUNCIL BLUFFS WATER	WATER	20,249.40	FCX PERFORMANCE	SUPPLIES	3,721.22
COUNCIL BLUFFS WINNL	SUPPLIES	11,572.80	FEDERAL RESERVE BANK	BANK SRVS	450.00
COUNCIL OF STATE GOV	BOOK/PRDCL	58.50	FEDEX	FRT/POSTGE	70.45
COX COMMUNICATIONS	INTERNET	5,001.23	FELD EQUIPMENT CO	EQUIP/PARTS	6,688.84
CRAFTSMAN WINDOW COV	SUPPLIES	560.00	FERRELLGAS	PROPANE	696.18
CRANE SALES & SVC	EQUIP/PARTS	71,546.34	FILE DADIE	REIMBURSE	42.79
CREDIT CARD CHARGES	SUPPLIES	1,540.64	FIRST NATIONAL BANK	SUPPLIES	35,138.16
CROP PRODUCTION	SUPPLIES	2,163.15	FISHER PATTERSON	PRF SRVS	184.50
CSC CREDIT SERVICES	LEASE	50.33	FOSTER COACH SALES	EQUIP/PARTS	134.49
CSI/SSP INC	PRINT/BIND	559.24	FOX ENGINEERING	ENGINEERING	11,797.50
CSW SAFETY SERVICES	EQUIP/PARTS	1,900.84	FRENCH TANYA	TRAVEL	57.20
CUMMINS CENTRAL	EQUIP/PARTS	720.48	G & K SERVICES	UNIFORMS	576.40
CUSTOM AUTO REBUILD	REPAIRS	1,364.30	GALE	SUBSCRPTN	1,568.04
D & D COMMUNICATIONS	EQUIP/PARTS	1,207.66	GE CAPITAL	LEASE	765.18
D & D CONSTRUCTION	CONSTRUCT	30,036.25	GEHRLE CYNTHIA	REFUND	5.00
DAILY NONPAREIL	ADVERTISMT	2,128.57	GENIE PEST CONTROL	CONTRACT	225.00
DAKOTA FENCE & DECK	CONTRACT	3,410.00	GENUS	PRF SRVS	25,783.30
DATA POWER TECH	REPAIRS	570.00	GETZSCHMAN SERVICE	REPAIRS	350.00
DAVIS BRYAN	REFUND	20.00	GLASS DOCTOR	REPAIRS	-
DAY BETTY	REFUND	50.00	GODBERSEN-SMITH	CONSTRUCT	86,090.54
DENNIS SUPPLY	SUPPLIES	1,466.57	GOOCH BRAKE	SUPPLIES	6.68
DES MOINES REGISTER	SUBSCRPTN	111.24	GOODSELL JOSHUA	REFUND	20.00
DEX MEDIA EAST	ADVERTISMT	29.00	GOODWATER LORETTA	TRAVEL	26.40
DIAMOND VOGEL PAINT	SUPPLIES	258.42	GRAINGER	EQUIP/PARTS	483.86
DICK DEAN SERVICE	REPAIRS	119.90	GROSS DONALD	TRAVEL	233.70
DIERKS DONN	TRAVEL	2,500.00	GUARDIAN REAL ESTATE	TIF REBATE	21,809.59
DIESEL POWER	EQUIP/PARTS	241.63	GUILLE NINA	REFUND	10.00
DL & A WEIGHT EQUIP	REPAIRS	50.00	H W WILSON COMPANY	SUBSCRPTN	637.00
DODGE PARK PRO SHOP	REFUND	8,034.88	HACH COMPANY	EQUIP/PARTS	1,872.17
DON'S UNIFORM	UNIFORMS	4,498.70	HANAFAN THOMAS	TRAVEL	189.86
DONIS CORPORATION	PRINT/BIND	778.10	HANNON MARIAN	REFUND	20.00
DOSTALS CONSTRUCTION	CONSTRUCT	13,952.16	HANUSA COMPANY	SUPPLIES	1,254.90
EAGLE ENGRAVING	SUPPLIES	231.46	HARTER COURTNEY	REIMBURSE	69.00
EAGLE HILLS EXCAVATI	CONTRACT	500.00	HAWKEYE TRUCK EQUIP	EQUIP/PARTS	1,026.00
ECHO ELECTRIC	SUPPLIES	1,049.57	HDR ENGINEERING	PRF SRVS	30,466.33
ECOSOLUTIONS LLC	SUPPLIES	1,591.90	HEARTLAND TIRES	SUPPLIES	2,551.26
EDWARDS MARSHA	REFUND	16.00	HEIMES CORPORATION	SUPPLIES	1,279.04
EHRHART GRIFFIN	PRF SRVS	37,410.50	HEINRICH CARL	REFUND	70.00

HERZOG DIANNE	TRAVEL	19.27	JUSTRITE JANITORIAL	CONTRACT	7,956.25
HEWLETT PACKARD	HRD/SOFTWR	2,710.00	KATELMAN STEEL FAB	SUPPLIES	256.80
HGM ASSOCIATES INC	PRF SRVS	222,564.77	KELLY SUPPLY COMPANY	EQUIP/PARTS	69.00
HI-LINE ELECTRICAL	SUPPLIES	166.90	KINNEY CARMEN	REFUND	21.00
HOCHWENDER TINA	TRAVEL	92.00	KLW CONSTRUCTION CO	TIF REBATE	121,536.35
HOLLERS GERALD	REFUND	70.00	KNOX COMPANY	EQUIP/PARTS	545.00
HOLLINGER, TERRY	REFUND	50.00	KONICA MINOLTA	LEASE	1,753.73
HOSIER REFRIGERATION	REPAIRS	559.95	KOURI KIM	REFUND	30.00
HOWARD R GREEN CO	CONSULTANT	1,971.75	KULLY SUPPLY INC	SUPPLIES	340.81
HUBBARD GEOFFREY	TRAVEL	35.75	KUSTOM SIGNALS INC	SUPPLIES	346.00
HUNT HARRY	REFUND	50.00	LAKESIDE COUNTRY STR	SUPPLIES	294.66
HUNTOON BILL	REFUND	275.00	LANDMARK AUDIOBOOKS	BOOK/PRDCL	963.95
HY VEE	SUPPLIES	1,579.50	LARSEN SUPPLY CO	SUPPLIES	3,256.90
HYDRO-KLEAN EQUIP	TRAINING	1,000.00	LAUGHLIN KATHLEEN	EMPE CNTRB	412.00
IACPPO	TRAINING	160.00	LAWSON PRODUCTS	SUPPLIES	1,444.91
IAPELRA	TRAINING	-	LEADERSHIP CO BLUFFS	DUES/MBRSH	45.00
IMSA	DUES/MBRSH	380.00	LEAZENBY CONSTR	CONSTRUCT	83,725.94
INDOFF INCORPORATED	SUPPLIES	3,134.50	LEGACY HOME DEVELOP	CONTRACT	199.00
INDUSTRIAL ELECTRIC	REPAIRS	105.50	LESIEUR PATRICIA K	CONSULTANT	2,000.00
INDUSTRIAL SALES	SUPPLIES	3,088.25	LEXISNEXIS	SUBSCRPTN	497.00
INGERSOLL-RAND	EQUIP/PARTS	350.00	LIBERTY BANK	BANK SERV	76,565.94
INLAND TRUCK PARTS	EQUIP/PARTS	4,100.00	LIDGETT ABIGAIL	REFUND	22.50
INTELLISYS INC	CONTRACT	1,977.95	LIFE ASSIST	MEDICAL	288.22
INTERFLEET INC	GPS SRV	1,695.00	LINWELD	SUPPLIES	401.28
INTERNAL MEDICINE	MEDICAL	650.00	LIPPOLD CINDY	REFUND	50.00
INTERNATIONAL CODE	SUPPLIES	50.00	LITTLE TAMMY	REFUND	50.00
INTERSTATE ALL BATRY	SUPPLIES	112.20	LOGAN CONTRACTORS	SUPPLIES	507.82
INTERSTATE INDUS	EQUIP/PARTS	171.20	LONG KASAUNDRA	REFUND	15.00
INTERTECH COLLISION	LEGAL CLAI	98.48	LOWE AIMEE	CLAIMS-LAW	5,163.78
IOWA DEPT NAT RESRC	CONTRACT	525.00	LUEDER CONSTRUCTION	CONSTRUCT	223,898.26
IOWA DEPT OF TRANSP	CONTRACT	526.76	LYMAN-RICHEY SAND	SUPPLIES	297.80
IOWA DEPT PUB HEALTH	TRAINING	-	M & M LAWN SERVICES	CONTRACT	130.00
IOWA LAW ENFORCEMENT	TRAINING	530.00	M & R WELDING	REPAIRS	1,580.00
IOWA ONE CALL	CONTRACT	442.80	M B WILDER COMPANY	SUPPLIES	82.00
IOWA PARK & RECR	TKT SALES	90.00	MADSEN TAMRA L	TRAVEL	209.22
IOWA RIGGER'S LOFT	SUPPLIES	77.80	MAINS N MORE INC	CONTRACT	9,473.17
IOWA STATE UNIVERSTY	TRAINING	261.60	MANAWA RUGS	CONTRACT	111.50
IOWA WASTE SYSTEMS	CONTRACT	34,249.74	MANHART LYNN	TRAVEL	84.00
IOWA WORKFORCE	UNEMPLYMNT	1,094.00	MARCUS SHOES	UNIFORMS	328.00
IPERS	RETIREMENT	105,033.69	MAX I WALKER UNIFORM	UNIFORMS	1,255.56
IRON MOUNTAIN	CONTRACT	35.00	MC 2 INC	EQUIP/PARTS	936.00
JENKINS COLLEEN	REFUND	50.00	MCCULLOUGH'S TREE	CONTRACT	279,375.00
JENSEN TIRE COMPANY	SUPPLIES	2,472.57	MCDERMOTT MYRNA J	TRAVEL	8.00
JIM'S HAULING	CONTRACT	792.72	MCGILL RESTORATION	CONTRACT	4,878.00
JIMMY JOHNS	REFUND	664.08	MCMULLEN FORD	EQUIP/PARTS	2,646.88
JOHN DAY COMPANY	SUPPLIES	35.72	MENARDS	SUPPLIES	981.65
JONES DENNIS	FEES	650.00	METRO AREA TRANSIT	CONTRACT	67,591.00
JONES KEITH	TRAVEL	56.00	MICHAEL TODD AND CO	EQUIP/PARTS	521.87
JUNGFERMAN CONSTR	REPAIRS	1,365.00	MICROFILM IMAGING	SUPPLIES	204.50

MID-AMERICA CENTER	RENTAL EXP	100,864.41	PAULSEN, TERESA	REFUND	50.00
MID-AMERICA CLEANING	EQUIP/PARTS	491.70	PEOPLES NATL BANK	REIMBURSE	20.68
MIDAMERICAN ENERGY	ELECTRICTY	94,655.89	PEOPLES TRUE VALUE	SUPPLIES	151.14
MIDCO SUPPLY COMPANY		378.47	PERISCOPE HOLDINGS	HRD/SOFTWR	697.46
MIDLAND SCIENTIFIC	SUPPLIES	365.45	PETERBILT	EQUIP/PARTS	191.10
MIDLANDS ANIMAL	REFUND	300.00	PETERSON BARBARA	TRAVEL	456.09
MIDSTATES BANK NA	BANK SERV	173,516.42	PHOENIX E-WASTE	CONTRACT	3,015.51
MIDWEST APPRAISAL	CONTRACT	700.00	PIKE NIKKI	REFUND	50.00
MIDWEST GANG INVST	TRAINING	240.00	PITNEY BOWES	EQUIP/PARTS	729.76
MIDWEST RIGHT OF WAY	PRF SRVS	585.00	PLIBRICO COMPANY	REPAIRS	845.38
MIDWEST TAPE	SUPPLIES	3,058.70	PNEU DART	REPAIRS	48.50
MILLER SHAWN	REFUND	20.00	POOLMART INC	SUPPLIES	770.90
MINNESOTA BODY/EQUIP	EQUIP/PARTS	123.43	PORTER HOMES	CONTRACT	300.00
MOBILIS INC	EQUIP/PARTS	162.54	PORTER TAUKE & EBKE	PRF SRVS	770.00
MONARCH OIL	SUPPLIES	245.00	POTTICO AUDITOR	CONTRACT	4,529.67
MOODYS INVESTORS SER	PRF SRVS	5,900.00	POTTICO CONSERVATION	SUPPLIES	700.00
MUNICIPAL HOUSING	INSURANCE	3,076.80	POTTICO GIS	FEES	4,000.00
MURPHY TRACTOR	SUPPLIES	4,200.00	POTTICO RECORDER	FEES	173.50
N P DODGE II LLC	PRF SRVS	39,575.75	POTTICO SHERIFF	CONTRACT	12,240.00
NAM'S TAILORING	CONTRACT	26.00	PRECISION INDUSTRIES	EQUIP/PARTS	66.78
NAPA AUTO PARTS	SUPPLIES	3,621.24	PRINTCO GRAPHICS	PRINT/BIND	6,078.00
NATIONAL CONCRETE	REPAIRS	187.50	PSC ENVIRONMENTAL	CONTRACT	470.60
NATL AUTO RESEARCH	SUBSCRPTN	112.70	PUBLIC FINANCIAL	PRF SRVS	15,955.05
NEBR COALITION FOR	TRAINING	30.00	PURITAN MANUF	SUPPLIES	80.00
NEBRASKA MACHINERY	EQUIP/PARTS	661.38	QWEST	TELEPHONE	11,974.17
NEBRASKA SALT/GRAIN	SUPPLIES	3,663.66	RACOM CORPORATION	EQUIP/PARTS	3,619.70
NEBRASKA TURF PROD	SUPPLIES	1,800.00	RANDOM HOUSE INC	SUPPLIES	1,177.00
NEW STEEL INC	SUPPLIES	332.32	RAPIDVIEW LLC	EQUIP/PARTS	27,866.25
NEW WORLD SYSTEMS	HRD/SOFTWR	640.00	RASMUSSEN MECHANICAL	REPAIRS	3,700.00
NEXT PHASE ENVIRON	CONTRACT	11,144.40	RAY MARTIN COMPANY	REPAIRS	3,350.00
NEXTEL PARTNERS	CELL PHONE	304.04	READY MIXED CONCRETE	SUPPLIES	1,654.80
NIELSEN MICHELE	REFUND	50.00	RECORDED BOOKS INC	SUPPLIES	4,669.55
NIEVES, MARTA	REFUND	50.00	RED RIVER SERVICE	CONTRACT	141,134.53
NIGHTSER GARY	REFUND	50.00	REESE JIMMY	REFUND	20.00
NO FRILLS	SUPPLIES	4,960.00	REGENT BOOK CO	SUPPLIES	25.07
NORMAN CHRIS	REFUND	30.00	RESPOND FIRST AID	MEDICAL	172.37
NORTHERN ILLINOIS UN	BOOK/PRDCL	100.00	REVIVAL ANIMAL HLTH	MEDICAL	1,025.61
NORTHERN INTERIORS	REPAIRS	1,233.00	RHODES EVA	REFUND	50.00
NORVILL KRISTIN	REFUND	50.00	RICHARDSON CONNIE	REFUND	50.00
O'KEEFE ELEVATOR	CONTRACT	626.72	RINKER MATERIALS	SUPPLIES	7,434.16
O'REILLY AUTO PARTS	SUPPLIES	825.30	RIVER CITY PAINTING	CONTRACT	250.00
OCE' FINANCIAL SERV	CONTRACT	689.33	RIVER PARK APARTMENT	TIF REBATE	29,465.00
OCE' IMAGISTICS INC	LEASE	1,281.94	RIVERSIDE AUTO WASH	CONTRACT	94.00
OFFICE DEPOT SERVICE	SUPPLIES	229.98	ROANE BARB	REFUND	50.00
OMAHA COMPOUND CO	SUPPLIES	503.96	ROOTX	EQUIP/PARTS	1,768.00
OMAHA DOOR & WINDOW	REPAIRS	784.27	ROSE EQUIPMENT INC	EQUIP/PARTS	544.03
OMAHA TRACTOR	EQUIP/PARTS	558.25	ROSENBERG BUILDERS	CONSTRUCT	3,098.00
OPINION TRIBUNE	ADVERTISMT	51.61	ROTO ROOTER	REPAIRS	246.00
PANGELINA ALDON P	TRAVEL	185.90	RUETERS RED POWER	SUPPLIES	1,190.97

RYAN THOMAS	TRAVEL	9.63	ULVERSCROFT LARGE PR	SUPPLIES	71.96
SAAR OTTO	REFUND	50.00	UNION PACIFIC	RIGHTOFWAY	6,536.84
SAARELA ANDREA	REFUND	100.00	UNITED CREDIT UNION	EMPE CNTRB	53,534.00
SAFETY GUARD	REPAIRS	517.00	UNITED PARCEL SERV	FRT/POSTGE	54.62
SAPP BROS PETROLEUM	FUEL	204.07	UNITED SEEDS INC	SUPPLIES	2,400.00
SCHEMMER ASSOCIATES	CONSULTANT	30,346.81	UNITED WAY MIDLANDS	EMPE CNTRB	379.00
SCOTT DON L	REFUND	10.00	UNIVERSITY OF IOWA	PRF SRVS	325.00
SCOTT VAN KEPPEL LLC	EQUIP/PARTS	1,800.00	UPS STORE	FRT/POSTGE	13.43
SEARLE PETROLEUM	SUPPLIES	50.64	UPTOWN STAFFING	CONTRACT	36,292.25
SECRETARY OF STATE	FEES	30.00	US BANK	SUPPLIES	950.80
SECURITY SOUND	REPAIRS	995.50	V & V CONSTRUCTION	REPAIRS	12,523.00
SHEPLEY COREY	TRAVEL	18.71	VERIZON WIRELESS	CELL PHONE	554.23
SHIPLEY RONIE	REFUND	50.00	VERMEER SALES	EQUIP/PARTS	327.00
SILVERSTONE RISK SRV	INSURANCE	2,408.66	VM HOIST & CRANE	CONTRACT	1,626.45
SKARSHAUG TESTING	CONTRACT	682.97	VOGEL MARY	REFUND	50.00
SMITH CARI	REFUND	100.00	VOICE & DATA SYSTEMS	TELEPHONE	360.00
SNYDER & ASSOCIATES	PRF SRVS	2,388.55	VOLENTINE DONALD	REFUND	50.00
SOLORIO GUILLERMO	REFUND	13.00	WACH DAN	REFUND	50.00
SPEC SHOPPE INC	SUPPLIES	242.98	WADE RICHARD	TRAVEL	145.75
SPRINGMAN JAMES J	REIMBURSE	48.00	WALDINGER CORP	REPAIRS	2,723.90
STAHLNECKER NICHOLAS	REIMBURSE	99.00	WALLING COMPANY	EQUIP/PARTS	3,095.78
STANDARD INSURANCE	INSURANCE	5,711.79	WASTE CONNECTIONS	CONTRACT	2,295.18
STATE FARM FIRE/CAS	INSURANCE	836.00	WASTE MANAGEMENT	CONTRACT	854.81
STOLZ RACHEL	TRAVEL	264.32	WATER ENGINEERING	CONTRACT	236.25
STRUYK TURF MAINT	CONTRACT	1,071.00	WELLS PATTY	REFUND	70.00
STRYKER MEDICAL	EQUIP/PARTS	180.74	WESCO	SUPPLIES	31.97
STUART MARK	TRAVEL	125.00	WEST KAROLE	REFUND	70.00
SUNDERMAN SUE	REFUND	50.00	WESTERN ENGINEERING	CONSTRUCT	4,340.75
SWOLLEY SHAWN	REFUND	50.00	WESTERN IOWA LAND	TIF REBATE	14,927.81
TAYLOR PLASTICS	REPAIRS	225.00	WHELEN ENGINEERING	EQUIP/PARTS	2,229.35
TENNANT CORPORATION	EQUIP/PARTS	92.60	WICK'S STERLING TRCK	EQUIP/PARTS	272.43
TERRY'S PLUMBING	REPAIRS	2,290.00	WILLIAMSON ELECTRIC	CONTRACT	2,345.00
THERMO KING	SUPPLIES	739.21	WILSON NIKKI	REFUND	70.00
THOMSON REUTERS	SUBSCRPTN	333.40	WINDHAM PROFESSIONAL	EMPE CNTRB	347.21
TNEMEC COMPANY INC	SUPPLIES	776.14	WINNEBAGO TRANSPORT	INTERNET	90.90
TOOL SHED OF OMAHA	EQUIP/PARTS	394.85	WOELLHOF DAN	TRAVEL	31.90
TRACY CURTIS	REFUND	20.00	WOHLERS LARRY	REIMBURSE	99.00
TRANS-IOWA EQUIPMENT	EQUIP/PARTS	1,491.60	ZEP MANUFACTURING	SUPPLIES	222.13
TREAS STATE OF IOWA	SALES TAX	4,303.00	ZIMCO SUPPLY COMPANY	SUPPLIES	14,113.00
TRI MUTUAL AID FIRE	DUES/MBRSH	150.00	DISBURSEMENTS TO VENDORS		3,847,312.33
TURFWERKS LLC	EQUIP/PARTS	5,793.44	NET PAYROLL		2,186,739.49
TURNER SERVICE	REPAIRS	642.00	TRANSFERS		3,442,681.88
TWIN CITY REPORTERS	PRF SRVS	73.75	VOID CKS-PRIOR PERIOD		(50.00)
TYTEN PLUMBING SERV	CONTRACT	2,064.03	TOTAL		9,476,683.70
U S ASPHALT	SUPPLIES	1,417.92			
ULVELING KAREN	REFUND	198.00			

May 13, 2009

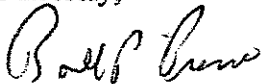
Council Bluffs City Council  
c/o City Clerk  
209 Pearl Street  
Council Bluffs, IA 51503

Dear City Council members,

We are writing this letter to request the Council to pass a resolution waiving all fees associated with the construction, renovation, repair, and rehabilitation of buildings in Council Bluffs pursuant to Municipal Code Section 2.08.015. This request if approved will allow our non profit corporation to use more of our resources to improve the quality of life for the citizens of Council Bluffs and at the same time improve the value and appearance of our neighborhoods. A draft copy of a resolution is included for your convenience.

If you have any questions, or need any additional information please feel free to contact me at 712-435-9767.

Sincerely,



Ronald P. Pierce, CPA

Board Secretary

The Fuller Center for Housing of Pottawattamie County

4317 Cottage Row

Council Bluffs, IA 51501

cc. Mayor Thomas P. Hanafan

COUNCIL BLUFFS  
CITY CLERK

2009 MAY 15 PM 2:22



Resolution #

A RESOLUTION to waive fees for property owned by and buildings constructed, renovated, repaired and/or rehabilitated by the Fuller Center for Housing of Pottawattamie County Iowa.

WHEREAS, The Fuller Center for Housing of Pottawattamie County Iowa builds, renovates, repairs, and/or rehabilitates homes for low or moderate income families; and

WHEREAS, this Council finds that waiver of all fees associated with the construction, renovation, repair, and/or rehabilitation of these buildings pursuant to Municipal Code section 2.08.015 entitled "Waiver of Fees", is in the best interest of the City of Council Bluffs.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

That all fees including, but not limited to, fees for moving, building, electrical, plumbing, utility, mechanical, right-of-way, driveway, sidewalk, sewer hookup, and general contractor registration fees, for buildings constructed, renovated, repaired and/or rehabilitated by the Fuller Center for Housing of Pottawattamie County Iowa, are hereby waived, in accordance with Section 2.08.015 of the Municipal Code; and

BE IT FURTHER RESOLVED

That this resolution shall not be construed to waive the application of permits and/or other applicable ordinances to construct, renovate, repair, and/or rehabilitate these buildings, and that all work shall conform to all applicable codes and be inspected.

ADOPTED  
AND  
APPROVED \_\_\_\_\_, 2009

\_\_\_\_\_  
Thomas P. Hanafan

ATTEST: \_\_\_\_\_  
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- Applicant
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- Local Endorse

## Applicant LC0035610, NYX, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the B. The navigation links on the top may also be used to move around the applicatio

Name of Applicant: MFF, LLC

Name of Business (D/B/A): NYX

Address of Premise: 144 W. Broadway

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (712) 256-7770

☐ Same Address

Mailing Address: 1323 Jackson Street, #509

Mailing Address Line 2:

City: Omaha

Zip: 68102

Contact Name: Dimitrios Mavropoulos

Phone: (402) 650-4539

Prev

Phone: (866) 469-2223  
FAX: (515) 281-7375

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## Applicant LC0027099, Red Lobster #779, Council Bluffs

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Name of Applicant:

(Sole Proprietorship, Partnership, Corporation, LLC, etc.)

Name of Business (D/B/A):

Address of Premise:

Address Line 2:

City:

County:

Zip:

Business Phone:

Cell / Home Phone:

Mailing Address:

Mailing Address Line 2:

City:

State:

Zip:

Contact Name:

Phone:

Email Address:

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Phone: (866) 469-2223  
FAX: (515) 281-7375

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#### > History

### Applicant LE\_V\_21043, Tobacco Hut #6, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Name of Applicant: FKR LLC

(Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Tobacco Hut #6

Address of Premise: 3134 Manawa Centre Drive

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 366-1873

Cell / Home Phone: (402) 708-5781

☐ Same Address

Mailing Address: 3134 Manawa Centre Drive

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: David Foral

Phone: (402) 708-5781

Email Address: dawstkr@yahoo.com

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Phone: (366) 469-2223  
FAX: (515) 281-7375

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